



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board

From: Tony Leavitt, Senior Planner

Date: August 30, 2016

File No.: DRV16-01636

Subject: LENNAR TOTEM LAKE APARTMENTS
CONCEPTUAL DESIGN CONFERENCE

I. MEETING GOALS

At the September 7th Design Review Board (DRB) meeting, the DRB should review the concept design for the Lennar Totem Lake Apartments project. At the meeting, the DRB should determine:

- A. How the design guidelines affect or pertain to the proposed development.
- B. Determine which guidelines apply to the proposed development.
- C. Determine what other application materials are needed for the Design Response Conference.

II. PREVIOUS MEETING SUMMARY

At the August 1st Design Review Board Meeting, the applicant presented a design proposal as part of the Conceptual Design Conference which included 3 massing options. After deliberation, the DRB requested that the applicant return to a future meeting for an additional Conceptual Design Conference. The DRB requested that the applicant provide additional conceptual design alternatives that address the following:

- Provide massing options that break up the long facade of the building along NE 128th Street.
- Develop options for the prominent gateway corner at 128th and Totem Lake Boulevard.
- Address the amenity and pedestrian connection requirements of the Zoning Code.

III. BACKGROUND INFORMATION

The subject property is located at 11811 and 11821 NE 128th Street (see Attachment 1). The applicant is proposing to construct a new commercial and residential project that would consist of ground floor commercial and parking and 5 floors of residential units above. Parking is proposed within behind the commercial and in a basement parking structure. The applicant has provided a context analysis for the site and general project information, which includes two additional building massing options (see Attachment 2). **The applicant's preferred building massing option is shown as Massing Option E.**

The property was the subject of a prior Conceptual Design Conference in August of 2015 applied for by The Wolff Company.

IV. SITE

The subject property (two parcels totaling 82,772 square feet in size) currently contains one and two story commercial structures with surface parking. The site drops in elevation approximatively 10 feet from the north property line (along NE 128th Street) to the south property line. The property has street frontage along NE 128th Street and Totem Lake Boulevard. Both of these streets are designated for Major Pedestrian Sidewalks.

The following list summarizes the zoning designation, uses, and allowed heights of properties adjacent to the subject property:

North, South, and East: TL1A, Various Office Developments, Up to 160 feet

West: Interstate 405

Additional photographs prepared by the applicant showing the surrounding properties are contained in Attachment 2.

V. KEY ZONING REGULATIONS

Zoning regulations for uses in TL1A zone are found in the use-zone chart (see Attachment 3). The following regulations are important to point out as they form the basis of any new development on the site.

- A. Permitted Uses: Permitted uses in this zone include, but are not limited to office, retail and stacked dwelling units. Retail uses are only allowed as accessory uses.

Staff Comment: The applicant is proposing residential and retail as part of the project.

- B. Height: TL1A allows a maximum height of 160 feet measured above the average building elevation for the property. Any structure that exceeds 30 feet in height is required to meet the following requirements:

- Development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and
- Provides for at least 10 percent of the units as affordable housing units, as defined in Chapter 5 KZC.

In addition, KZC Section 55.07.2 requires that all ground floor uses have a minimum height of 13 feet.

Rooftop appurtenances may exceed the applicable height limitation by a maximum of four (4) feet if the area of all appurtenances and screening does not exceed 10 percent of the total area of the building footprint

Staff Comment: The applicant will need submit height calculations with the Design Response Conference application. Staff will review the project for compliance with the City's height regulations during the Design Response phase. Additionally, the applicant will need to ensure compliance with the pedestrian-oriented elements and affordable housing requirements.

- C. Parking: Kirkland Zoning Code Section 55.09.040 requires the following parking standards for stacked dwelling units:

- 1.2 stalls per studio unit

- 1.3 stalls per 1 bedroom unit
- 1.6 stalls per 2 bedroom unit
- 1.8 stalls per 3 or more bedroom unit
- Guest Parking: A minimum 10% of the total number of required parking spaces shall be provided for guest parking and located in a common area accessible by guests. If the required number of guest parking spaces results in a fraction, the applicant shall provide the number of spaces equal to the next higher whole number.

*Staff Comment: Staff has not yet evaluated the proposed project for compliance with **the City's parking regulations**. This will be completed as part of the Design Response Conference review process.*

- D. Sidewalks: NE 128th Street and Totem Lake Boulevard are designated to contain major pedestrian sidewalks. KZC Section 110.52.3 requires a minimum 8 foot wide sidewalk and adequate lighting. Additionally, Totem Lake Boulevard is part of the neighborhood circulator and is subject to the requirements of KZC Section 110.52.4.

Staff Comment: The final sidewalk configuration will need to be reviewed by Public Works and approved as part of the Design Response Conference decision.

- E. Pedestrian Connection: KZC Section 55.07.6 requires that the project install a pedestrian connection between the TL2 zone and NE 128th Street.

Staff Comments: The applicant will be required to install a north/south pedestrian connection that would be the first of two segments that would connect NE 128th Street to the TL2 zone. The second segment would be located on an intervening property to the south that would need to be redeveloped to complete the connection between the two areas. The final alignment and design of the walkway will be completed as part of the Design Response Conference review process.

VI. PEDESTRIAN ORIENTED DESIGN GUIDELINES

In addition to the standard guidelines contained in the *Design Guidelines for Pedestrian-Oriented Business Districts*, the list in Attachment 4 summarizes some of the key guidelines or regulations which apply specifically to the project or project area. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Pedestrian-oriented space and plazas
- Blank wall treatment
- Vertical and horizontal definition
- Architectural scale
- Horizontal modulation
- Change in roofline
- Human scale
- Building material, color, and detail
- Signage

See adopted Design Guidelines for Pedestrian-Oriented Business Districts for complete text and explanations.

VII. CONTEXT

The context or setting in which the proposed development will be located is important in determining the appropriate design regulations that would apply. The following are several questions that are geared towards identifying the physical environment around and on the subject property. These questions will help supplement the discussion on the key design guidelines appropriate for the proposed project.

A. How does the site relate to its surroundings?

The applicant and Design Review Board should discuss the physical and built environment on and around the subject property. Topics include height of neighboring structures, topography, and landscaping.

B. What are the opportunities and constraints of the site and vicinity given the following topics?

- Streetscape
- Urban Form
- Activities and Uses in the area
- Pedestrian Patterns and Environment
- Character of Adjacent Buildings
- Landscaping/Open Space

VIII. DISCUSSION ISSUES

The role of the DRB at the Conceptual Design Conference is to help determine how the design guidelines found in the Pedestrian-Oriented Design Guidelines apply to the proposed development. The following sections and questions below are representative of **the City's** design guidelines. These questions are to be used as a tool to help identify how design guidelines would apply to the proposed project.

A. Scale

1. What are the key vantages of the project?
2. Identify appropriate mitigation techniques for building massing of the proposed buildings. Possible techniques include vertical and horizontal modulation, corner treatment, and roof forms. The applicant has provided several massing schemes including a preferred option (Option 3) for the DRB's review and comment (see Attachment 2).

B. Pedestrian Access

1. How does the proposed massing and location of structures relate or respond to the pedestrian environment?
2. What are opportunities for pedestrian oriented spaces at the street level (plazas, outdoor dining)?
3. What are the key pedestrian connections?
4. How would the project engage pedestrians?

C. Open Space and Landscaping

What are opportunities for landscaping and/or open space on the subject property?

IX. ITEMS REQUIRED FOR DESIGN RESPONSE CONFERENCE

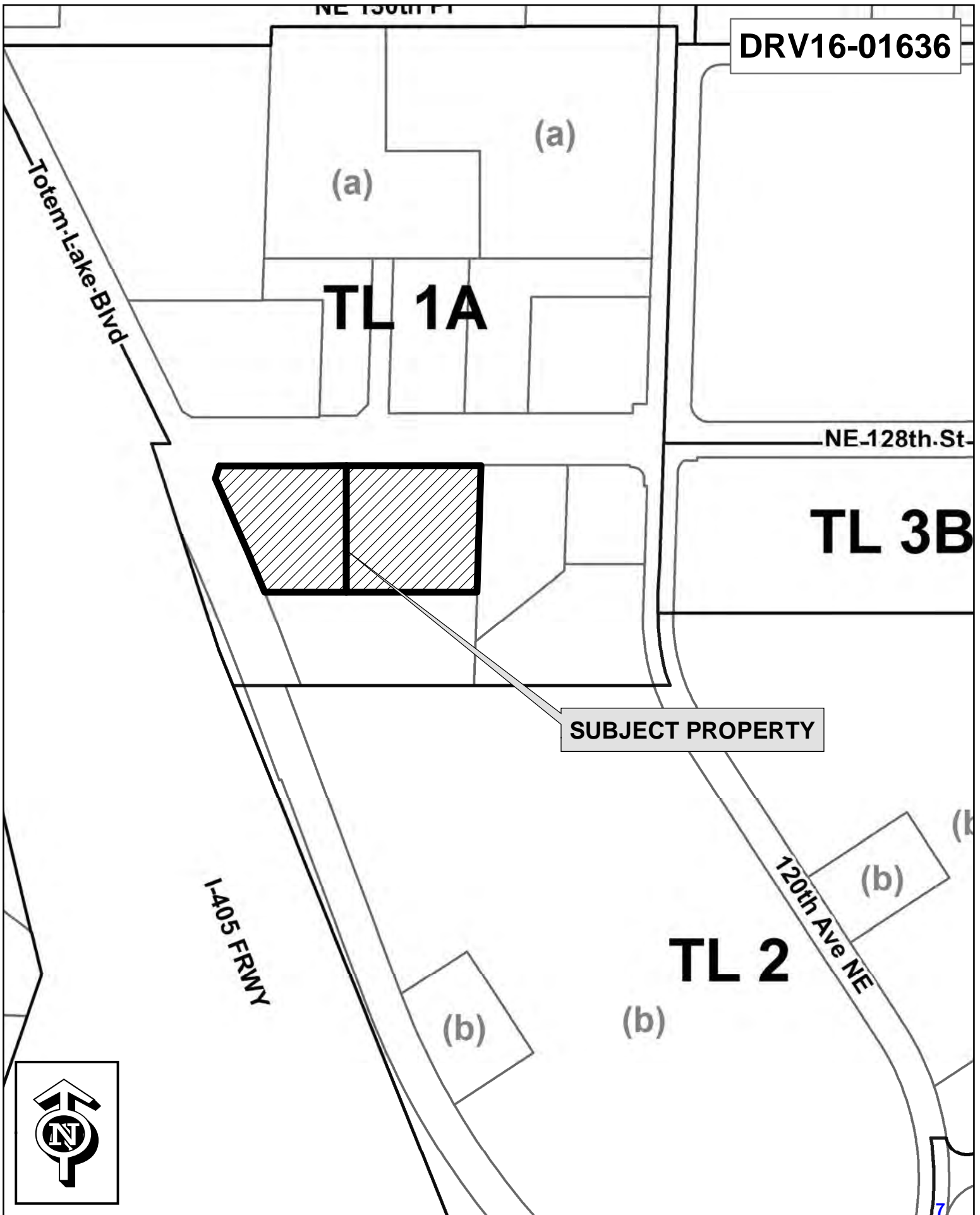
The Design Review Board shall determine what models, drawings, perspectives, 3-D CAD/Sketchup model, or other application materials the applicant will need to submit with the design review application.

X.

ATTACHMENTS

1. Vicinity Map
2. CDC Plan Submittal
3. TL 1A Use Zone Chart
4. Design Guidelines – Special Considerations for Totem Center

DRV16-01636



CONCEPTUAL DESIGN CONFERENCE

Meeting Date - SEPTEMBER 7, 2016
#PRE16-00422

Project Address:

11811 NE 128TH St.
Kirkland, WA





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Overview

2 - CONTEXT ANALYSIS

Business & Land Use Diagrams
Pedestrian & Street Grid Diagrams
Neighborhood Context Studies
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Site Survey

3 - MASSING OPTIONS

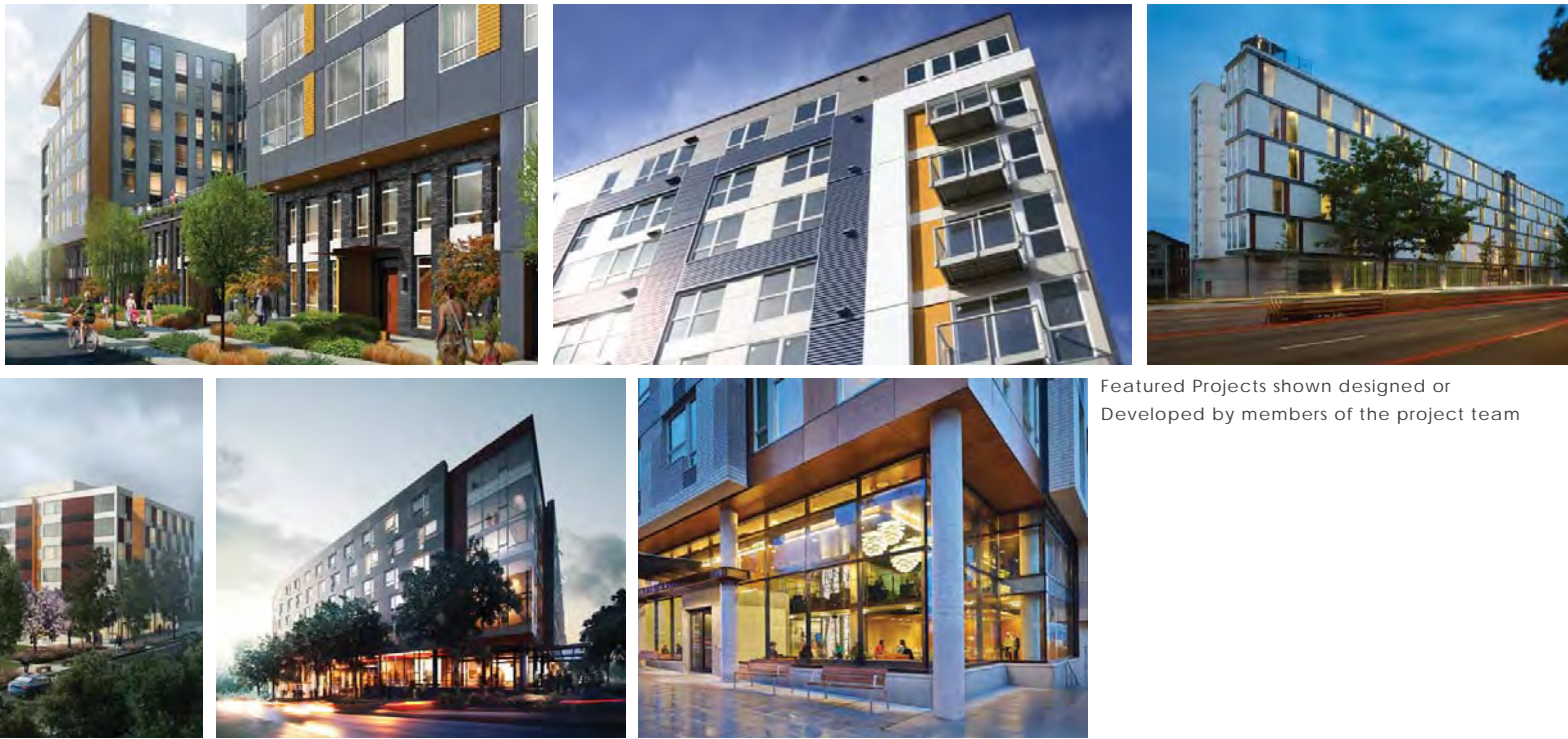
Option 'A' - (CDC #1)
Option 'B' - (CDC #1)
Option 'C' - (CDC #1)
OPTION 'D' (CDC #2)
OPTION 'E' (CDC #2) PREFERRED

4 - KEY DESIGN GUIDELINES

Responses

5 - PREFERRED SCHEME

Solar Analysis



Featured Projects shown designed or Developed by members of the project team

DEVELOPER	ARCHITECT
Lennar Multifamily Communities 1325 4th Ave, Suite 1300 Seattle, WA 98101	Encore Architects 1402 3rd Avenue, Suite 1000 Seattle, WA 98101
Contact: Dan Shieder dan.shieder@lennar.com 206.683.2966	Contact: Bryan Bellissimo, AIA bryanb@encorearchitects.com 206.661.6149

1 - PROJECT VISION

The vision for this development is to create a residential community that seamlessly blends into the established Totem Lake neighborhood as a timeless and elegant design that provides a comfortable place for residents and visitors.



Enhance the Neighborhood

- Complete the Urban Fabric by developing corner site.
- Define the urban edge by reinforcing the street
- Improve pedestrian amenity with landscape buffers
- Increase safety with eyes on the Street



Enduring Building

- Architectural design that references context
- Incorporate high quality, durable materials



Responsive to Unique needs of Totem Lake

- Create appropriate buffers for street level occupants
- Provide security and safety at exterior, access and interior spaces

Project Information

- Site Area	82,772 SF
- Residential Units	APPROX 330
- Parking Stalls	APPROX 463

Project Objectives

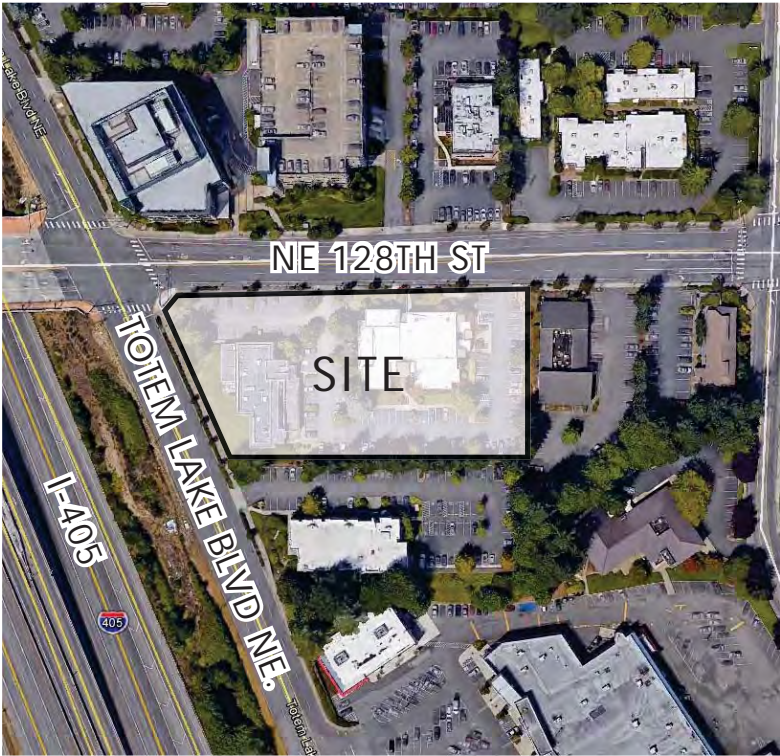
Totem Lake Apartments is a proposed six story residential building located on the corner of Totem Lake Blvd and NE 128th St. This project is designed to serve the expanding Totem Lake neighborhood population by creating a residential community of high quality enduring design and increased density. The project will be responsive to the unique needs of Totem Lake residents and will enhance the neighborhood with excellent walk-ability and an enriched streetscape design.

The project site area is 82,772 SF. The building is comprised of five wood frame levels over one level of above grade concrete podium. Three additional levels of semi-below grade concrete structure are provided for parking. The main entrance located on NE 128th St. will provide direct entry into the building, providing an increased pedestrian activity. The project will have approximately 330 apartment units with approximately 463 parking stalls.

Through its scale, modulation and material selection, the proposed building will reflect characteristics of the area’s recent developments, offering a vibrant, enduring asset to the community.



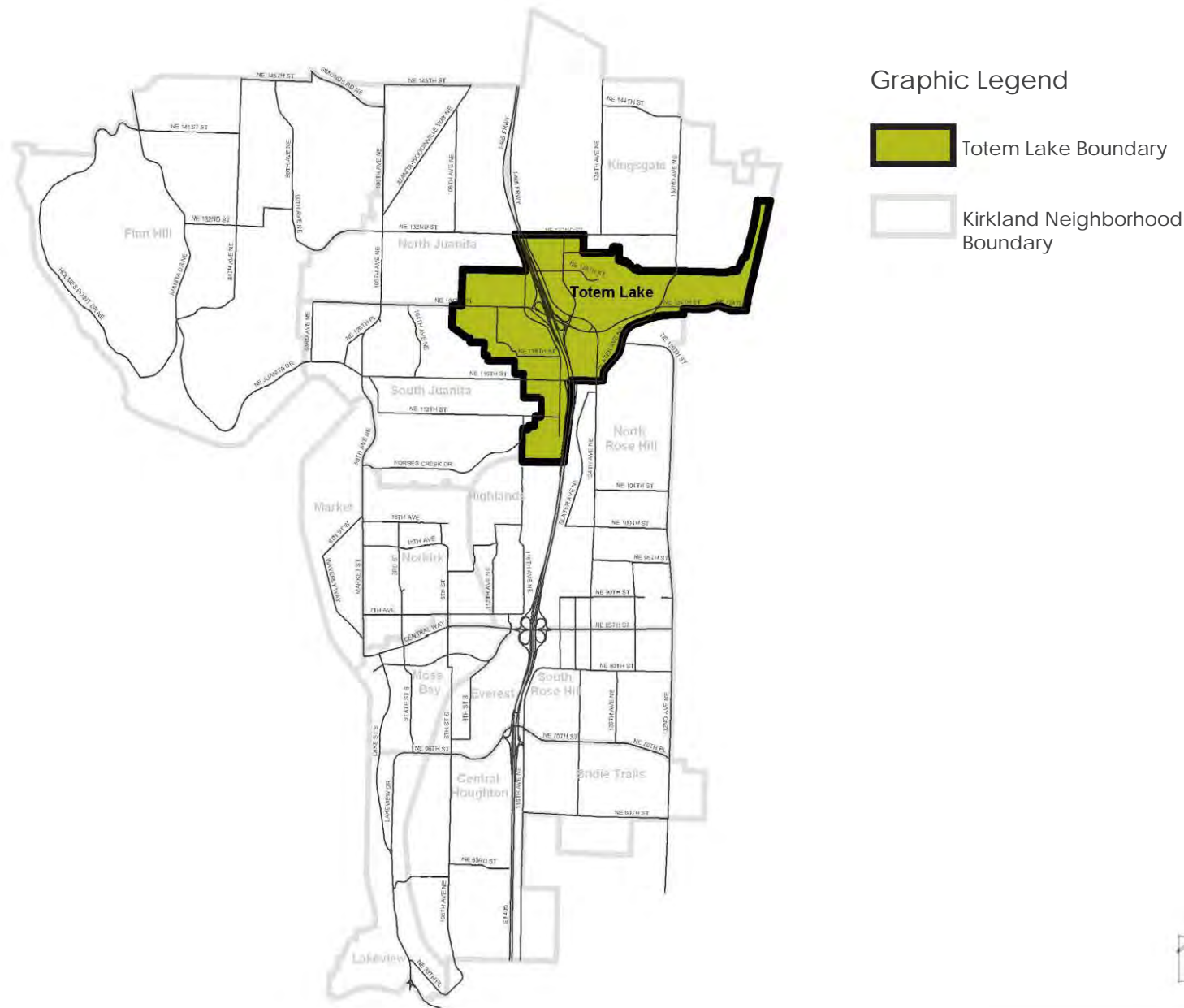
Example Streetscape Experience

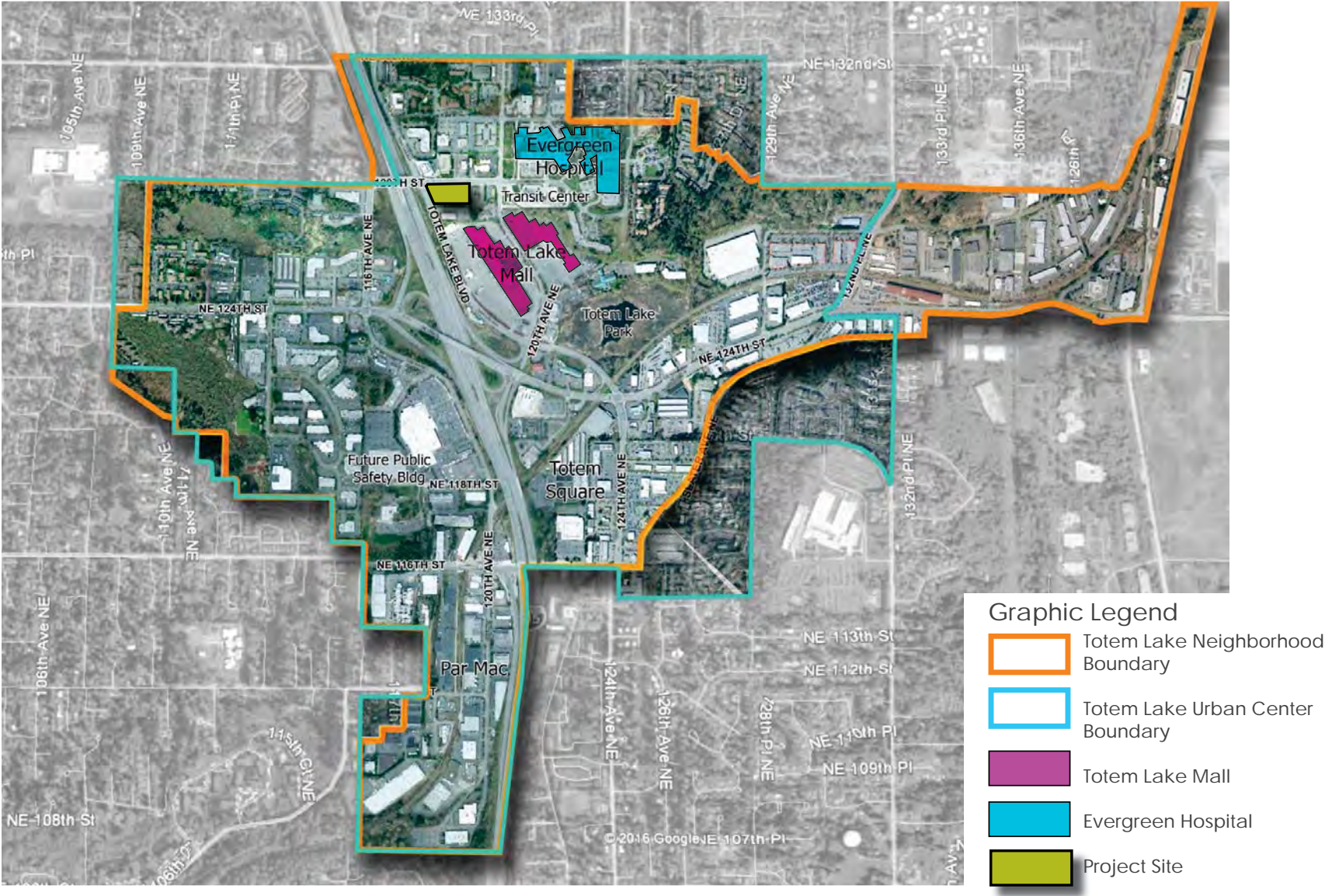


Parti Concept Diagram



2 - CONTEXT ANALYSIS





CONTEXT ANALYSIS |

BUSINESS DISTRICT USE

Area West of Evergreen Hospital:
The Plan - Office/Multi-Family redevelopment up to 160' in height. New street grid to break up "Superblocks"

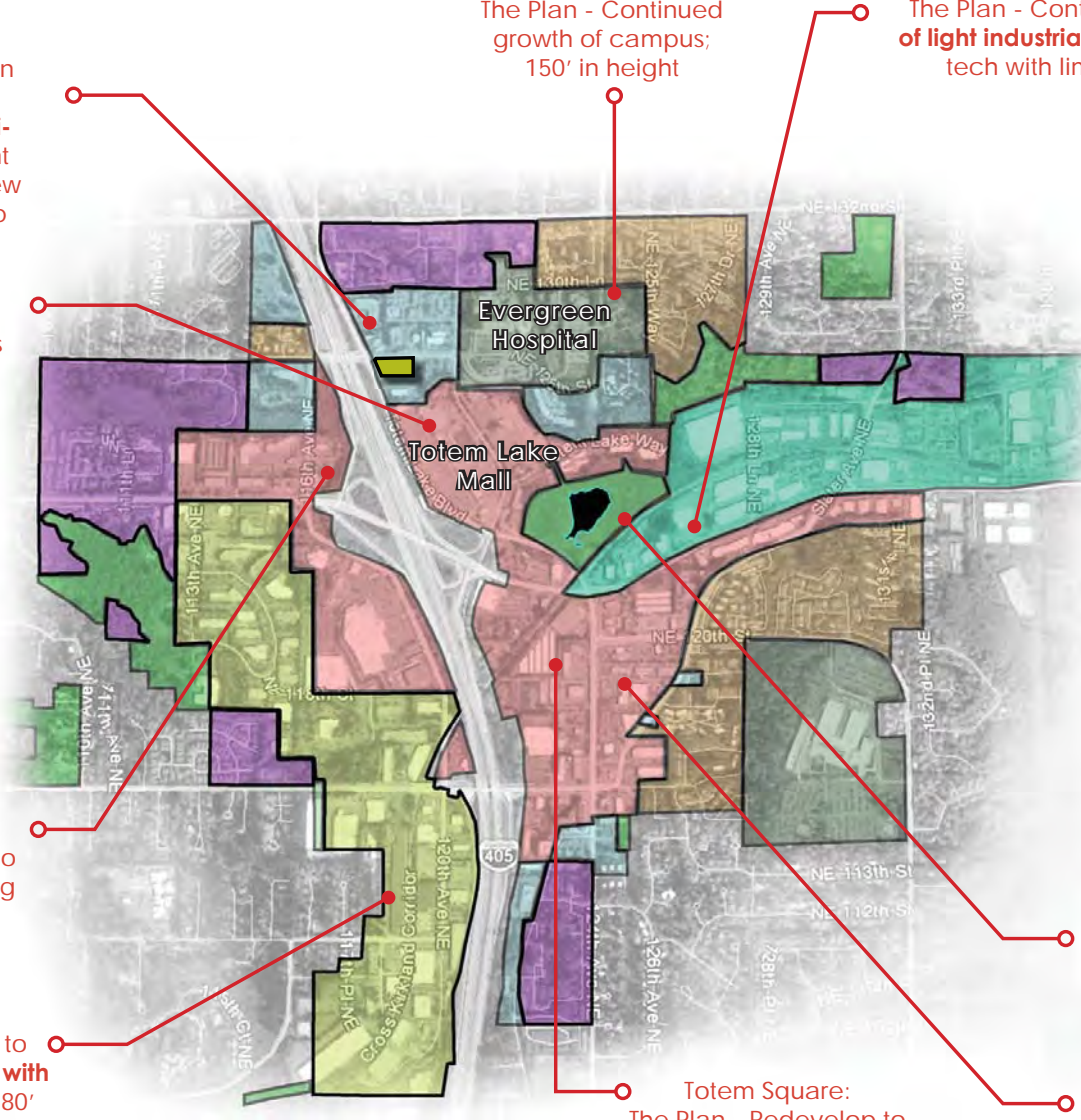
Totem Lake Malls:
The Plan - Redevelop as intensive pedestrian-oriented center

Totem Lake West:
The Plan - Redevelop to mixed-use with housing above retail

Parmac:
The Plan - Redevelop to Office/ Business center with building heights up to 80'

Evergreen Hospital:
The Plan - Continued growth of campus; 150' in height

Light Industrial/ Tech Area:
The Plan - Continued growth of light industrial office and hi-tech with limited retail



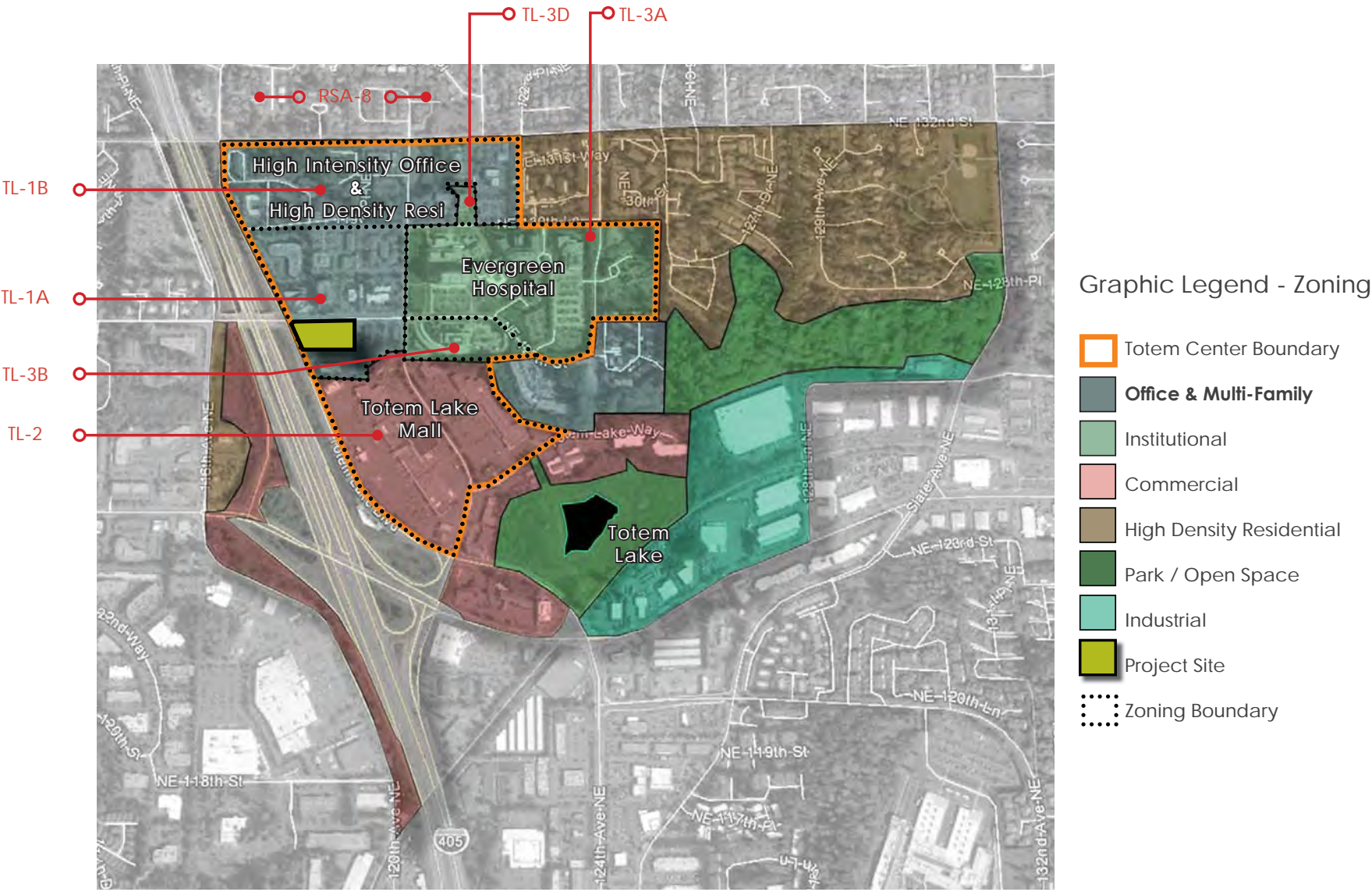
Graphic Legend - Land Use

- Medium/High Density Residential
- Parks/ Open Space
- Industrial
- Medical Office
- Institutions
- Commercial
- Office
- High Density Residential
- Project Site

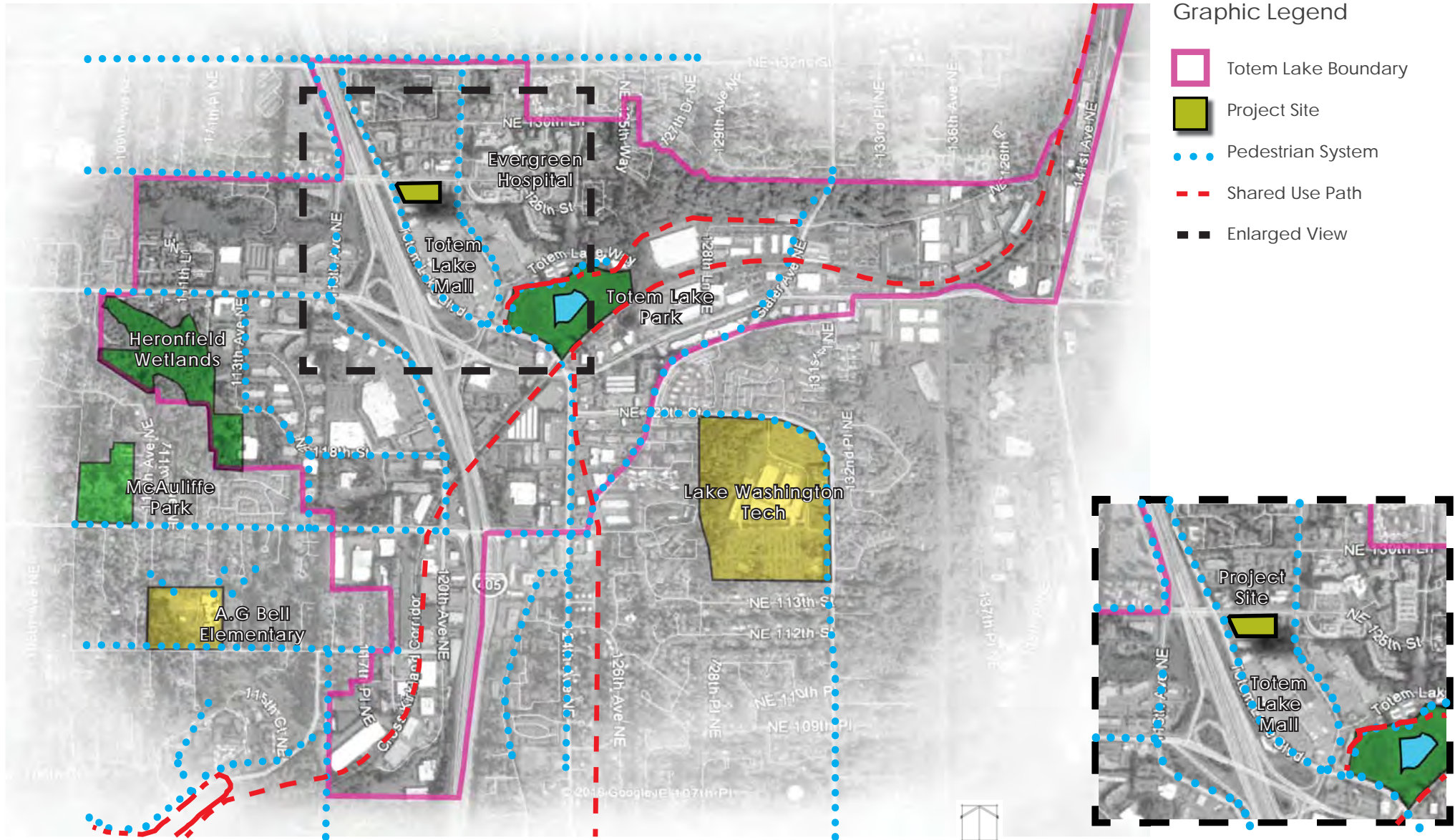
Totem Lake Park:
The Plan - Entrance the amenities along Totem Lake

Totem Square:
The Plan - Redevelop to mixed-use village; new street grid to break up super blocks

East of 124th Ave:
The Plan - Redevelop to mixed-use with housing above retail

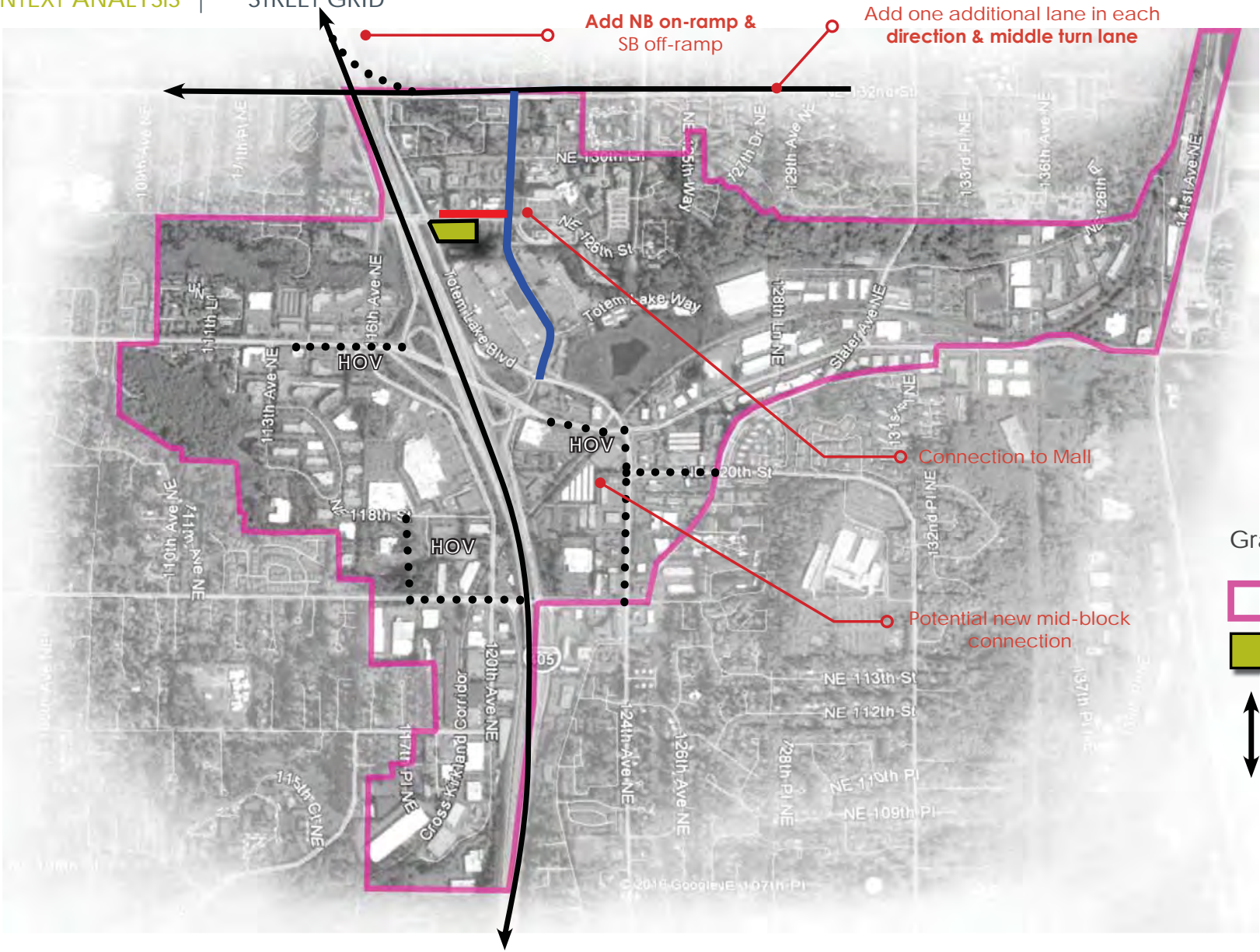


PEDESTRIAN SYSTEM






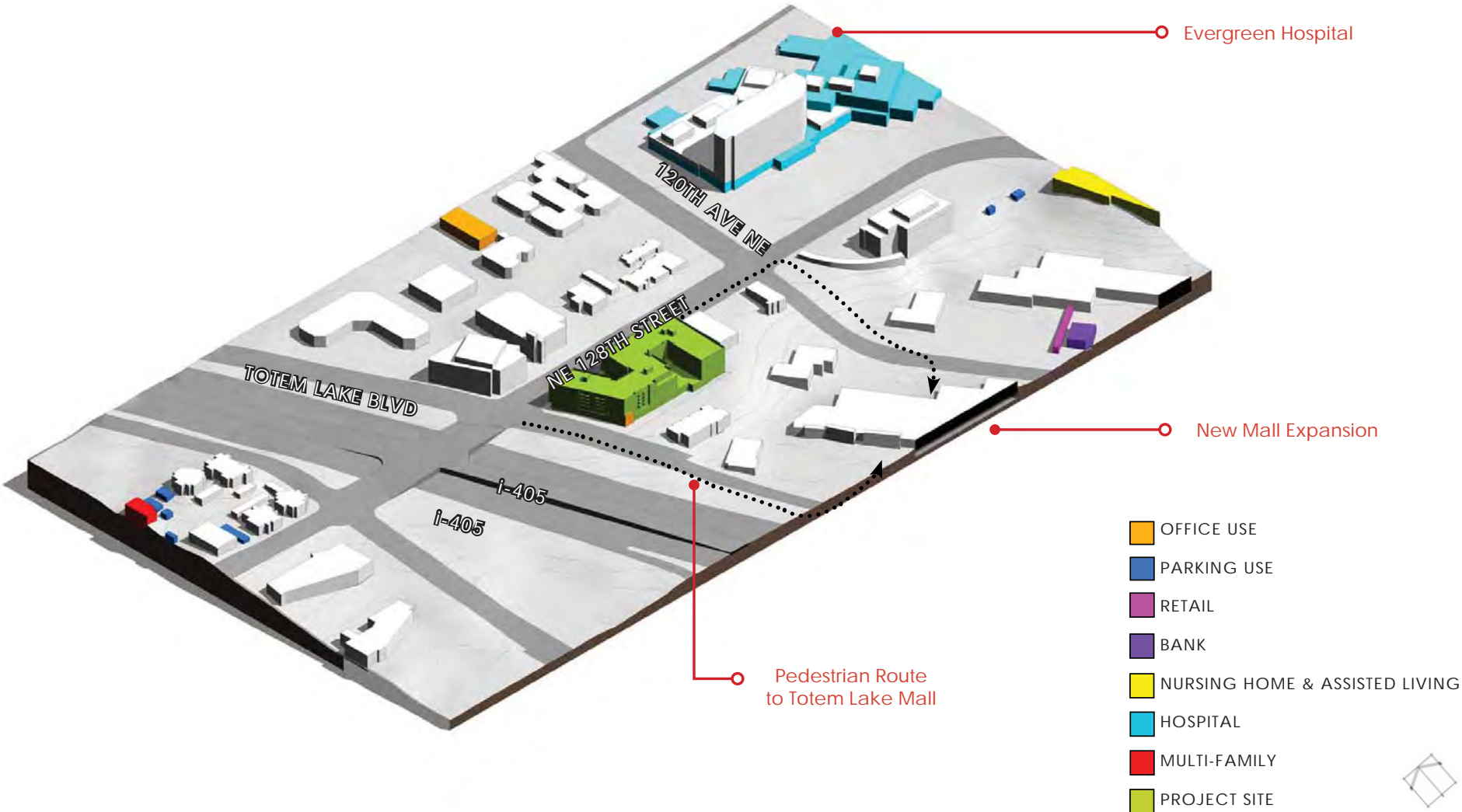
CONTEXT ANALYSIS |

STREET GRID



Graphic Legend

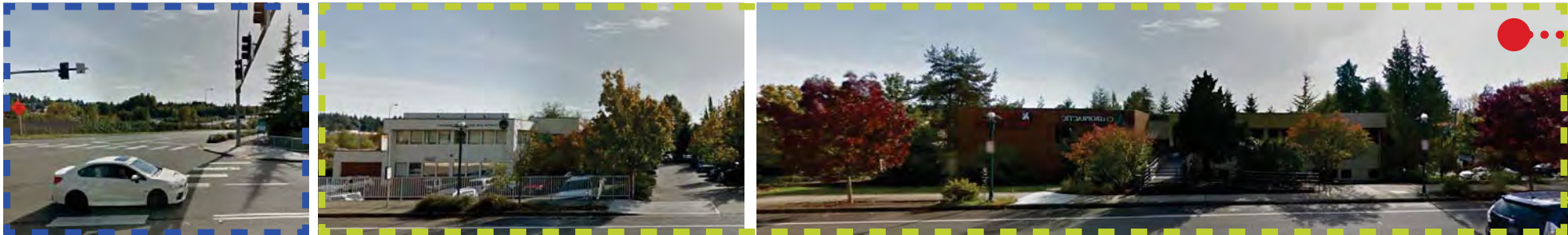
-  Totem Lake Boundary
-  Project Site
-  Main Thoroughfare





CONTEXT ANALYSIS | STREETSCAPE PHOTO MONTAGES

STREETSCAPE MONTAGE - TOTEM LAKE BLVD TO 120TH AVE NE ALONG NE 128TH STREET



ADJACENT I-405 INFRASTRUCTURE

PROJECT SITE



ADJACENT MEDICAL OFFICES



ADJACENT I-405 INFRASTRUCTURE

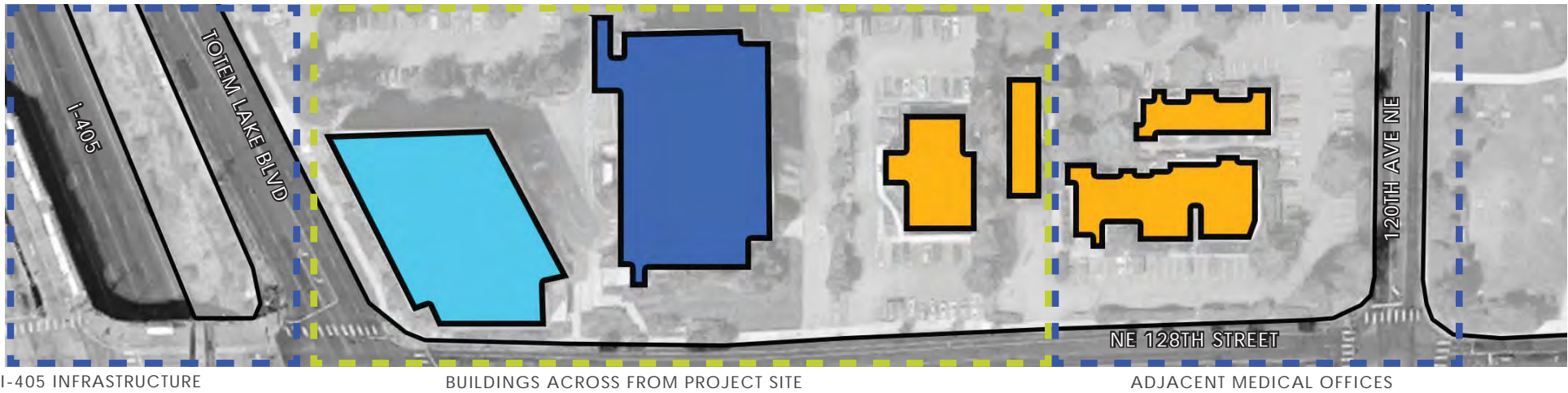
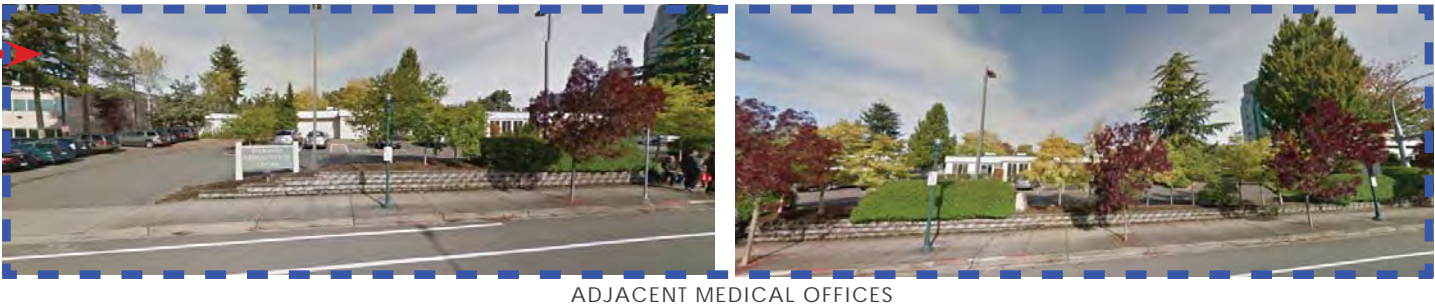
PROJECT SITE

ADJACENT MEDICAL OFFICES

AERIAL MONTAGE - TOTEM LAKE BLVD TO 120TH AVE NE ALONG NE 128TH STREET

CONTEXT ANALYSIS | STREETSCAPE PHOTO MONTAGES

STREETSCAPE MONTAGE - TOTEM LAKE BLVD TO 120TH AVE NE ALONG NE 128TH STREET



AERIAL MONTAGE - TOTEM LAKE BLVD TO 120TH AVE NE ALONG NE 128TH STREET

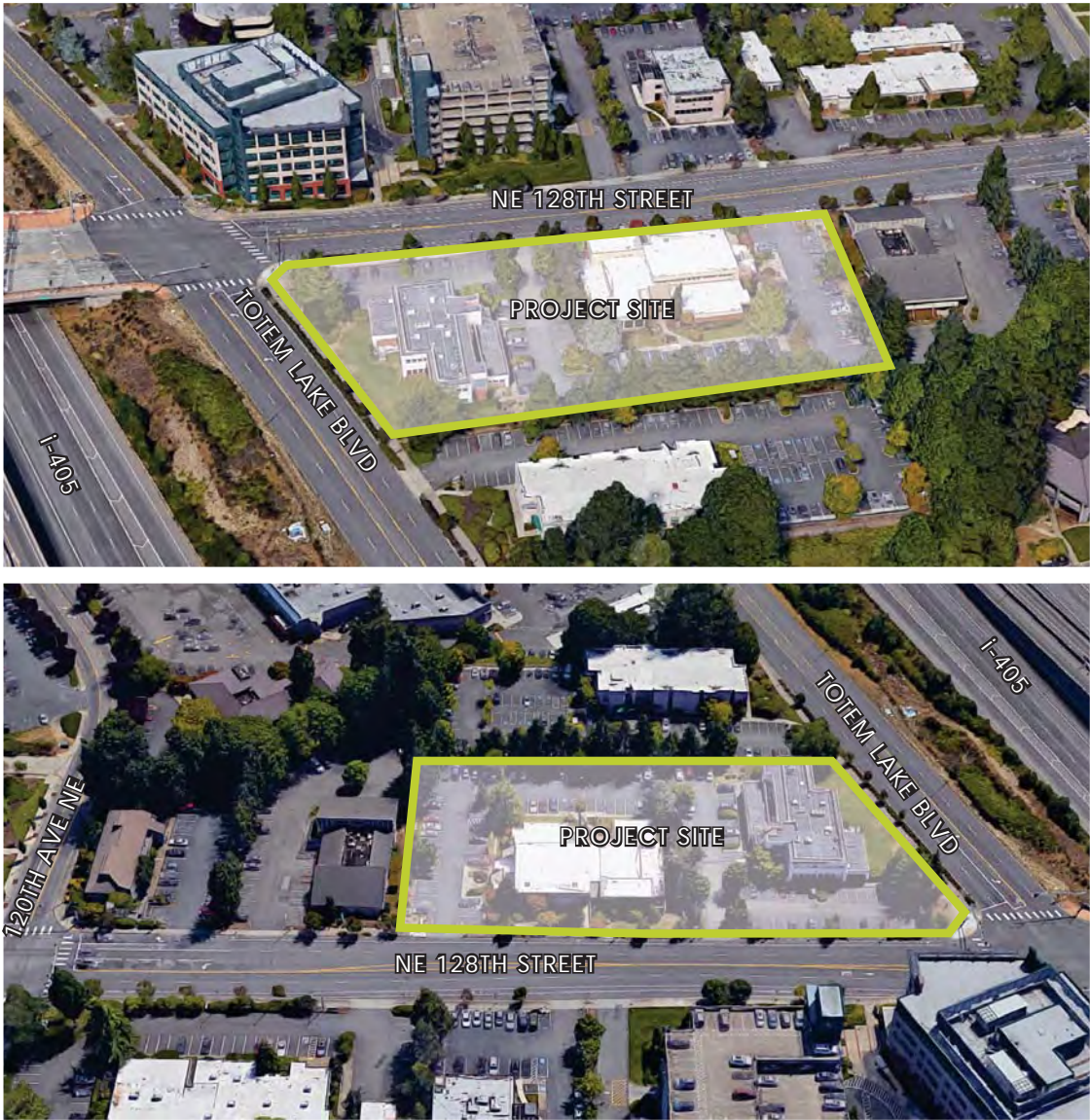
11811 NE 128th St - Kirkland, WA

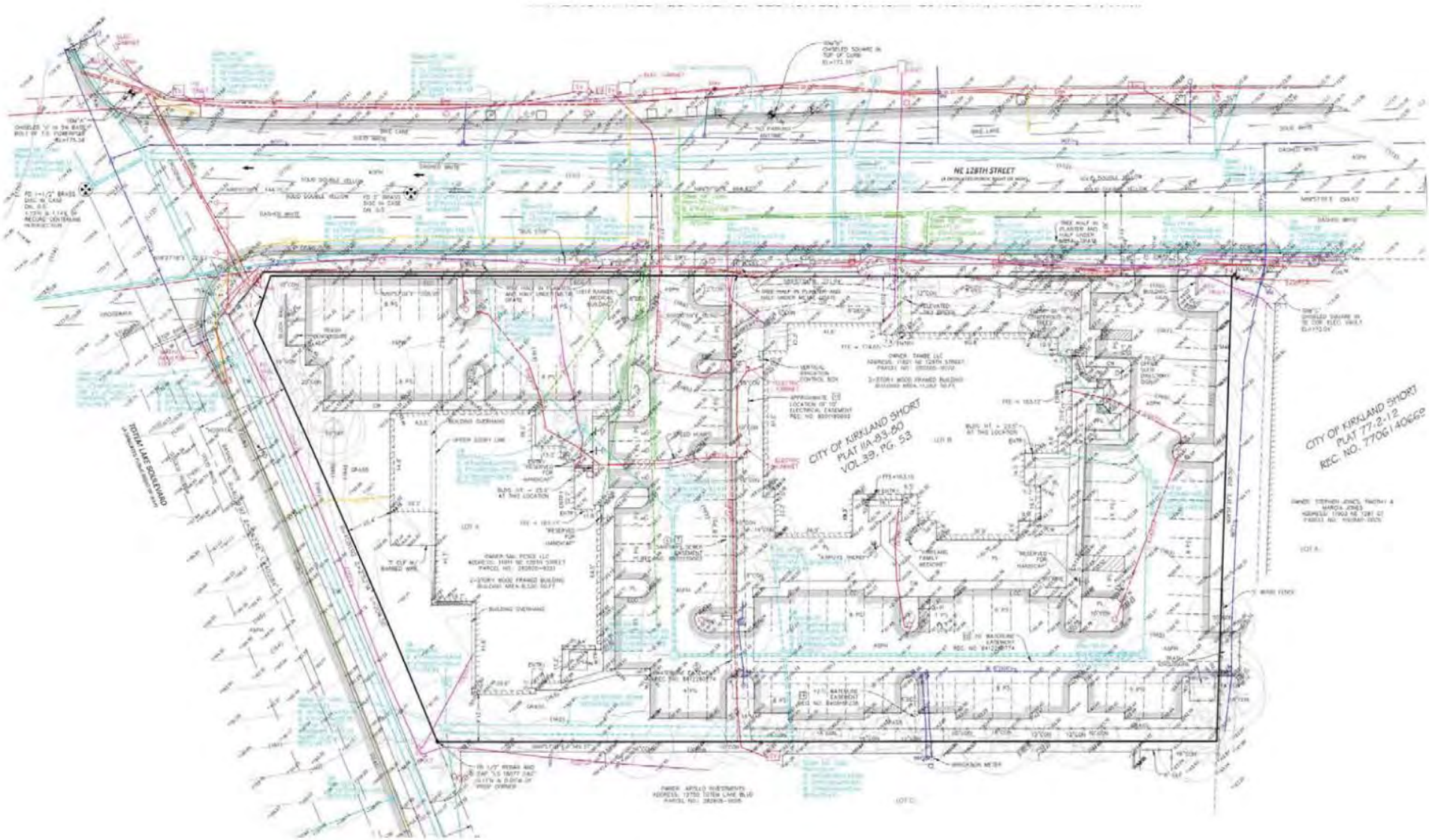
CDC Package

09.07.2016

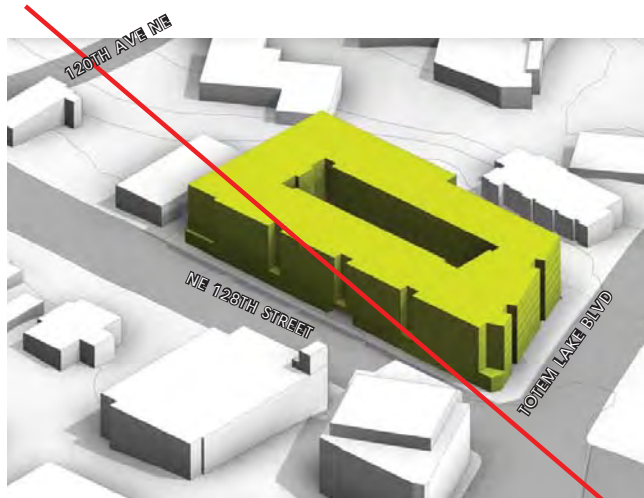
ENCORE architects

Lennar Multifamily Communities

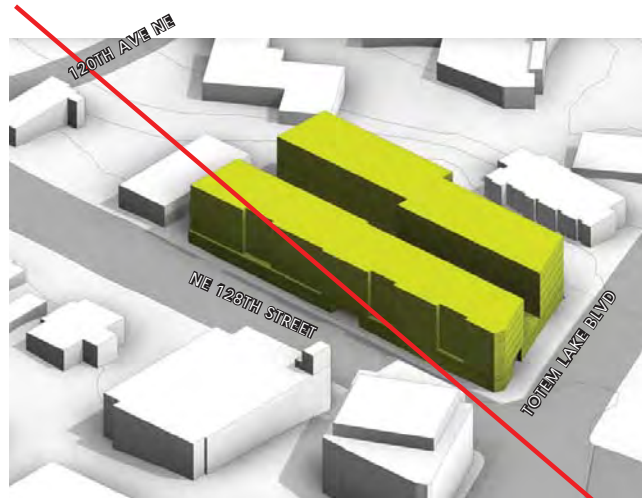




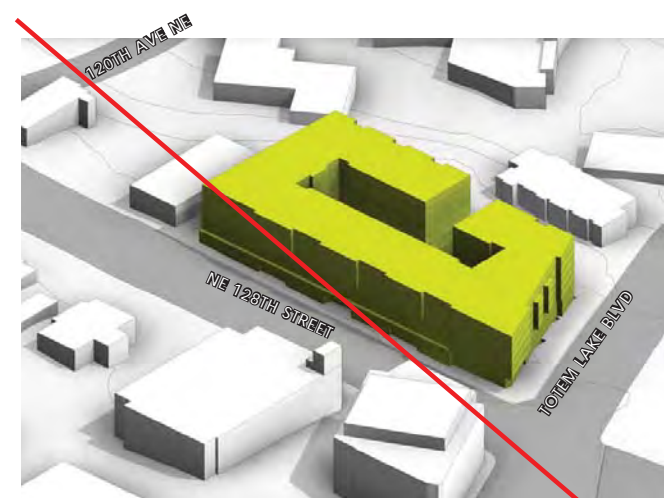
3 - MASSING OPTIONS



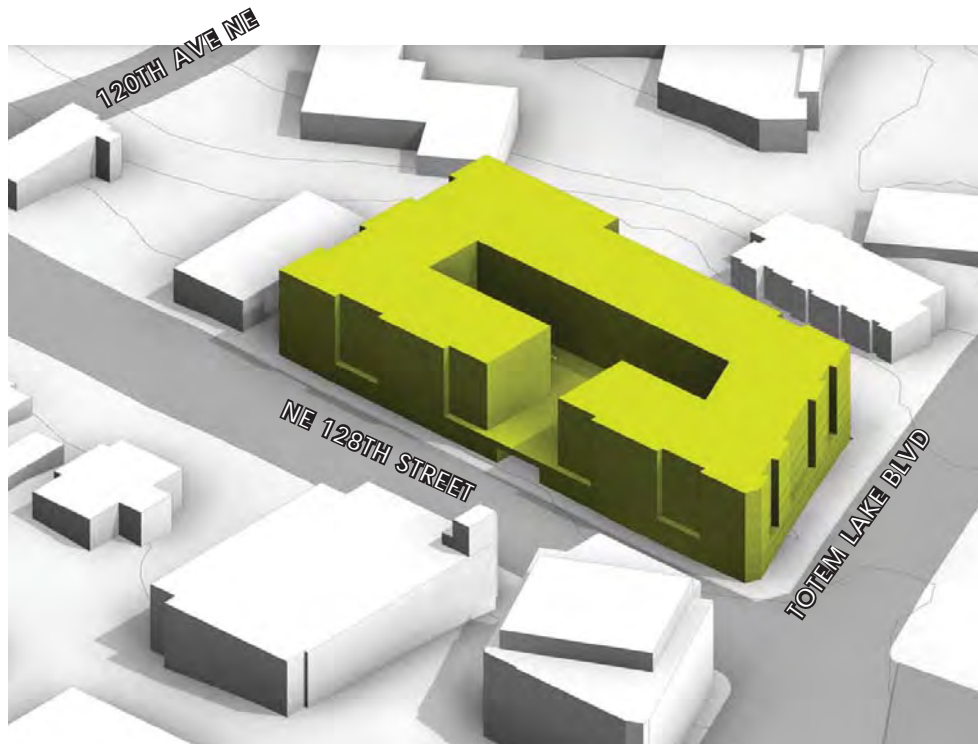
MASSING OPTION A
"DONUT"



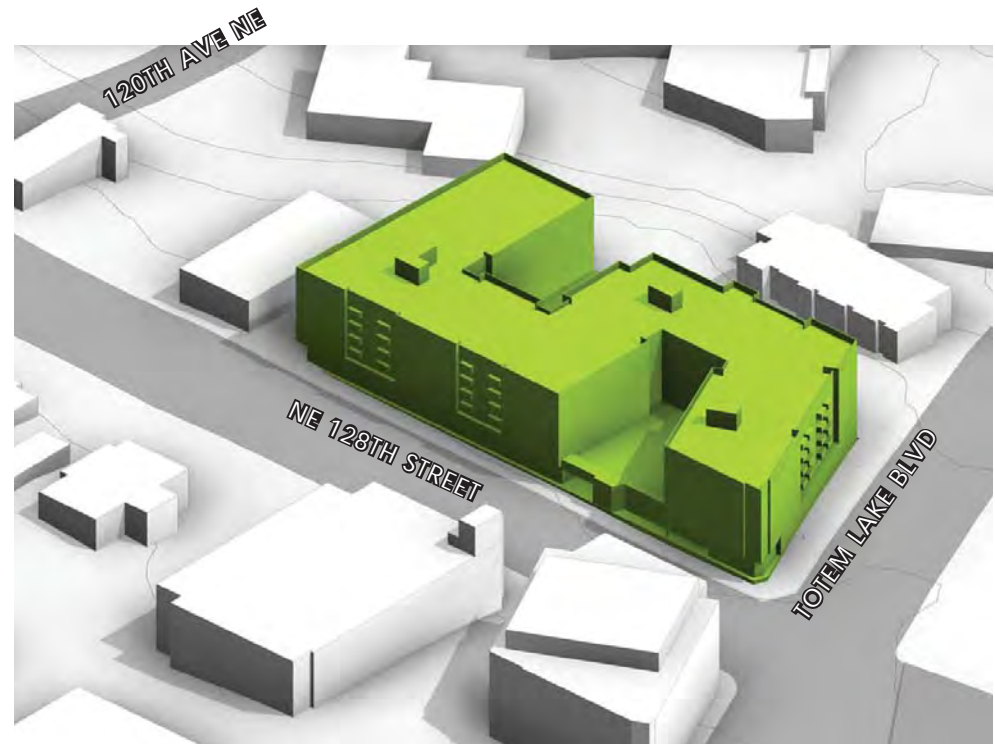
MASSING OPTION B
"BOLTS"



MASSING OPTION C
"OPEN G"

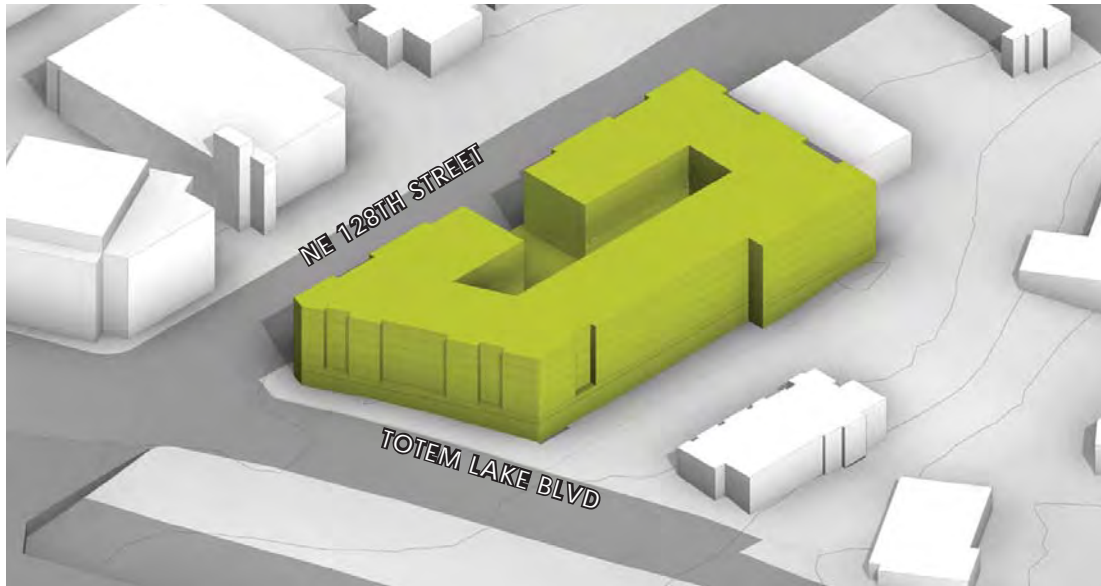


MASSING OPTION D
"NORTH G"



MASSING OPTION E
"MODEL-S"

MASSING OPTIONS | MASSING OPTION D - "NORTH G"



AXONOMETRIC VIEW

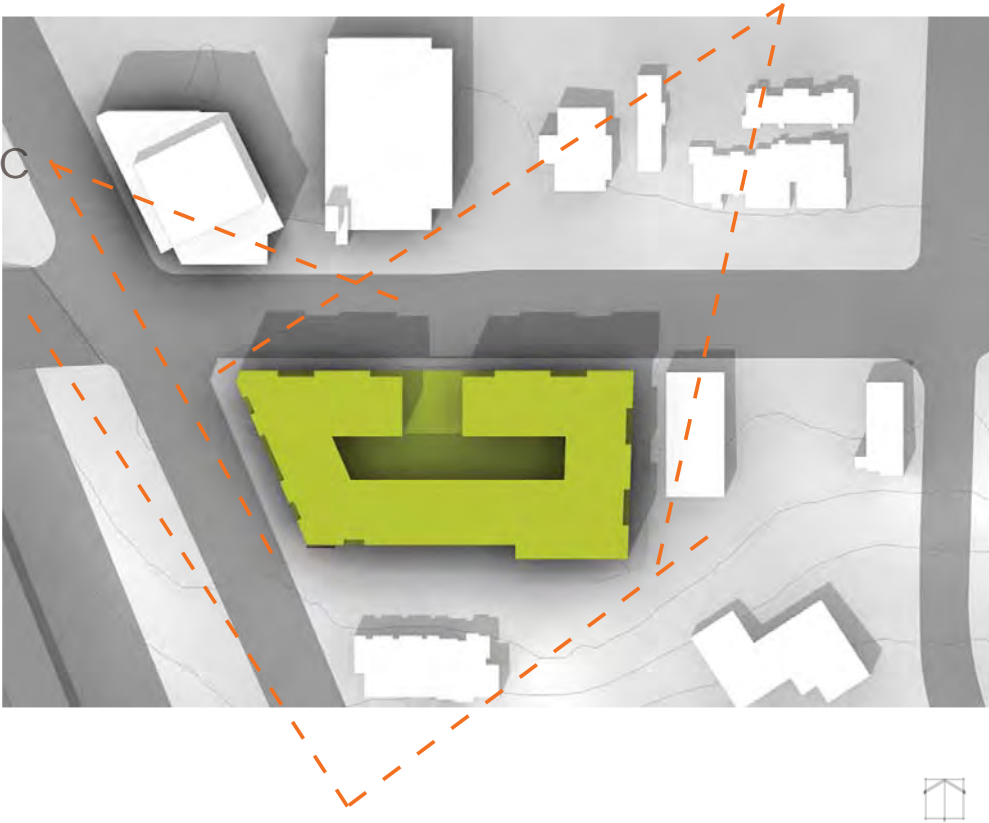
PROS:

- Opening in building erodes the northern façade from the street exposure
- Chamfered ground level corner for pedestrian circulation
- Off-street parking screened from public view
- Façade modulation on the street exposures allows for inset decks

CONS:

- Decreased rooftop amenity facing southern exposure
- Narrow western portion of courtyard
- Courtyard lacks exposure to southern natural daylight
- Decreased modulation on Southern exposure
- Lack of plaza at street-level, street-facing façade

MASSING OPTIONS | MASSING OPTION D - "NORTH G"



PLAN VIEW - SITE CONTEXT



STREET PERSPECTIVE - TOTEM LAKE BLVD LOOKING UP HILL

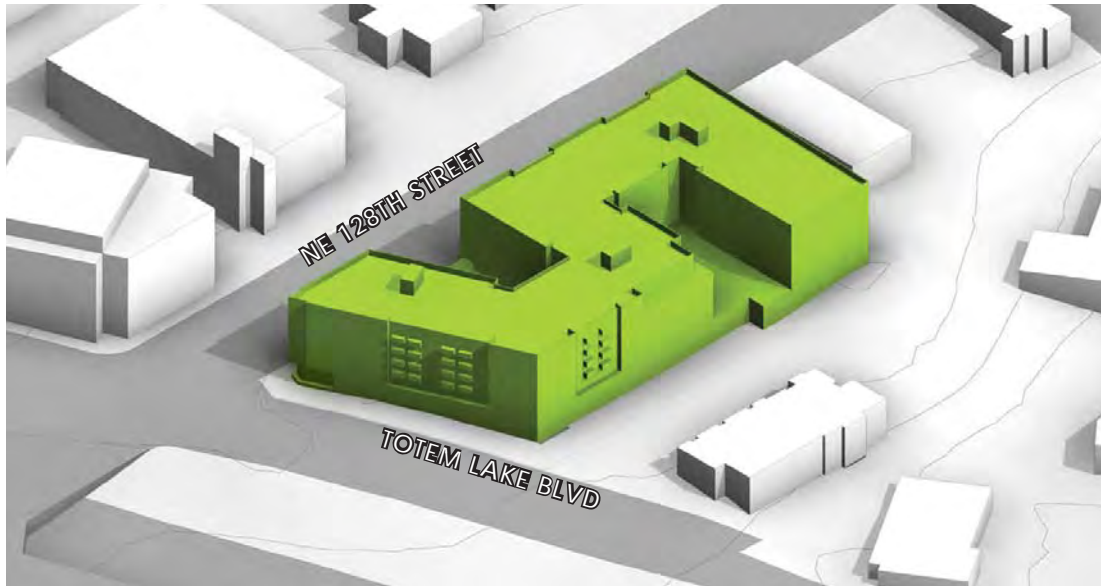


BIRD'S EYE PERSPECTIVE VIEW TOWARDS FRONT FACADE - VIEW LOOKING SOUTH



STREET PERSPECTIVE-LOOKING EAST

MASSING OPTIONS | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION



AXONOMETRIC VIEW

PROS:

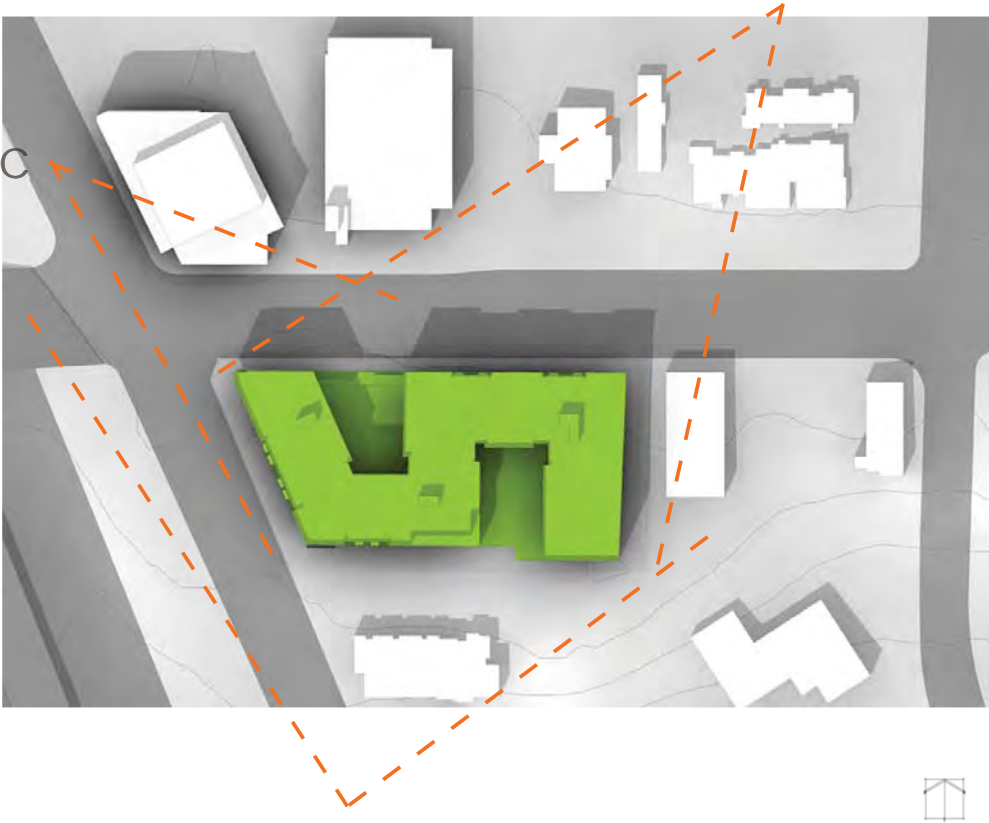
- Opening in building erodes the southern façade from the downhill exposure
- Opening in building erodes the northern façade from the street exposure
- Courtyard is exposure to southern natural daylight exposure
- Increased modulation on Northern exposure (90' wide courtyard)
- Strong corner presence on upper volume creates "gateway"
- Chamfered ground level corner for pedestrian circulation
- Off-street parking screened from public view
- Plaza at street-level, street-facing façade offers pedestrian interest
- Façade modulation on the street exposures allows for inset decks

CONS:

- Increased road noise for both courtyards

GROUND FLOOR PLAN - 'OPEN G'

MASSING OPTIONS | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION

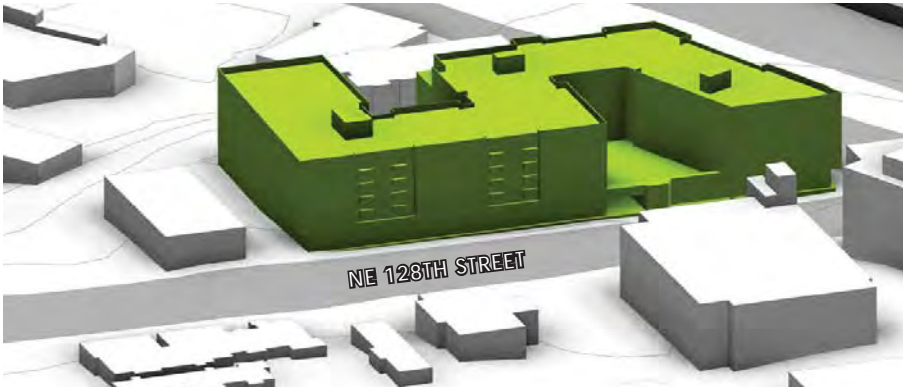


PLAN VIEW - SITE CONTEXT

TYPICAL UPPER LEVEL PLAN - 'OPEN G'



STREET PERSPECTIVE - TOTEM LAKE BLVD LOOKING UP HILL

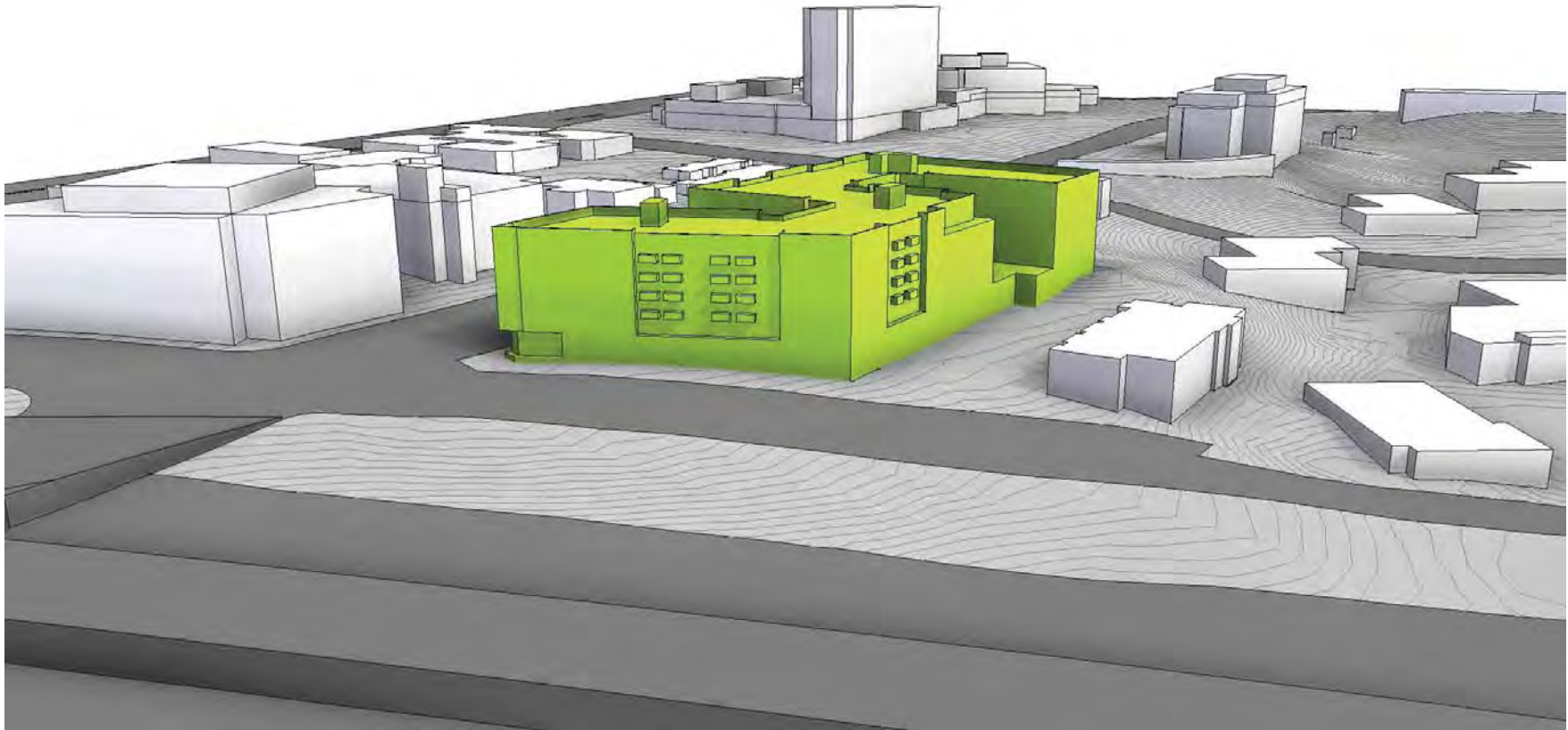


BIRD'S EYE PERSPECTIVE VIEW TOWARDS FRONT FACADE - VIEW LOOKING SOUTH



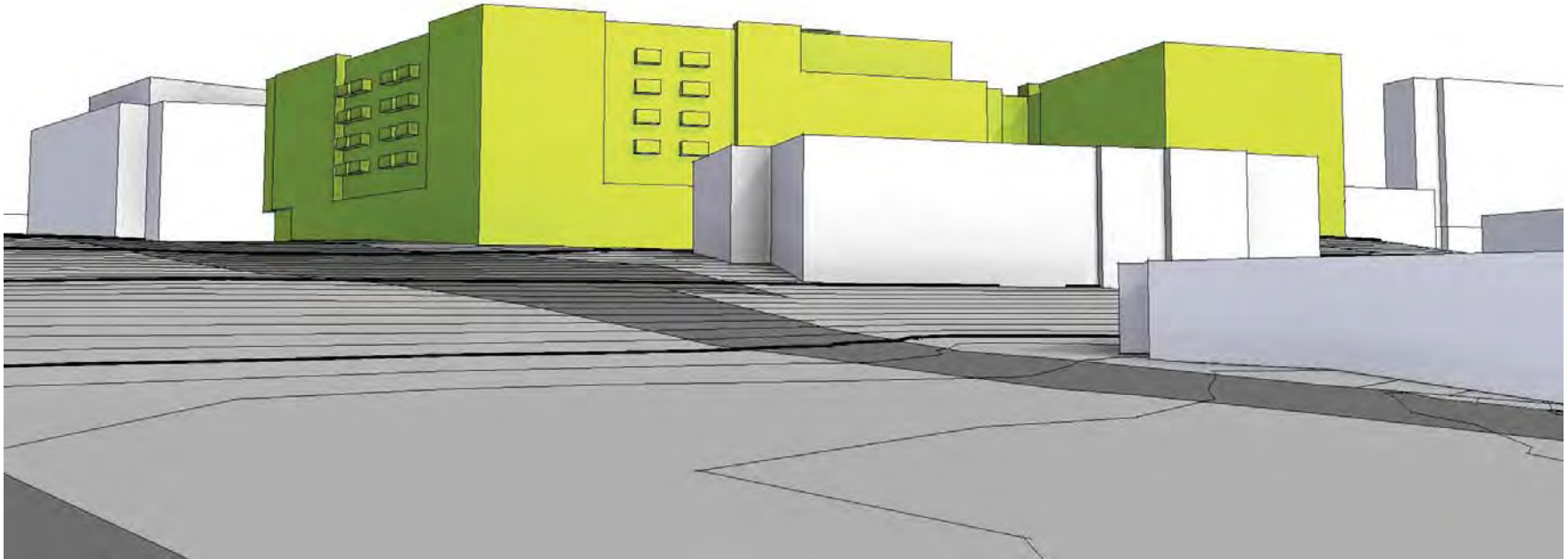
STREET PERSPECTIVE-LOOKING EAST

MASSING OPTIONS | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION

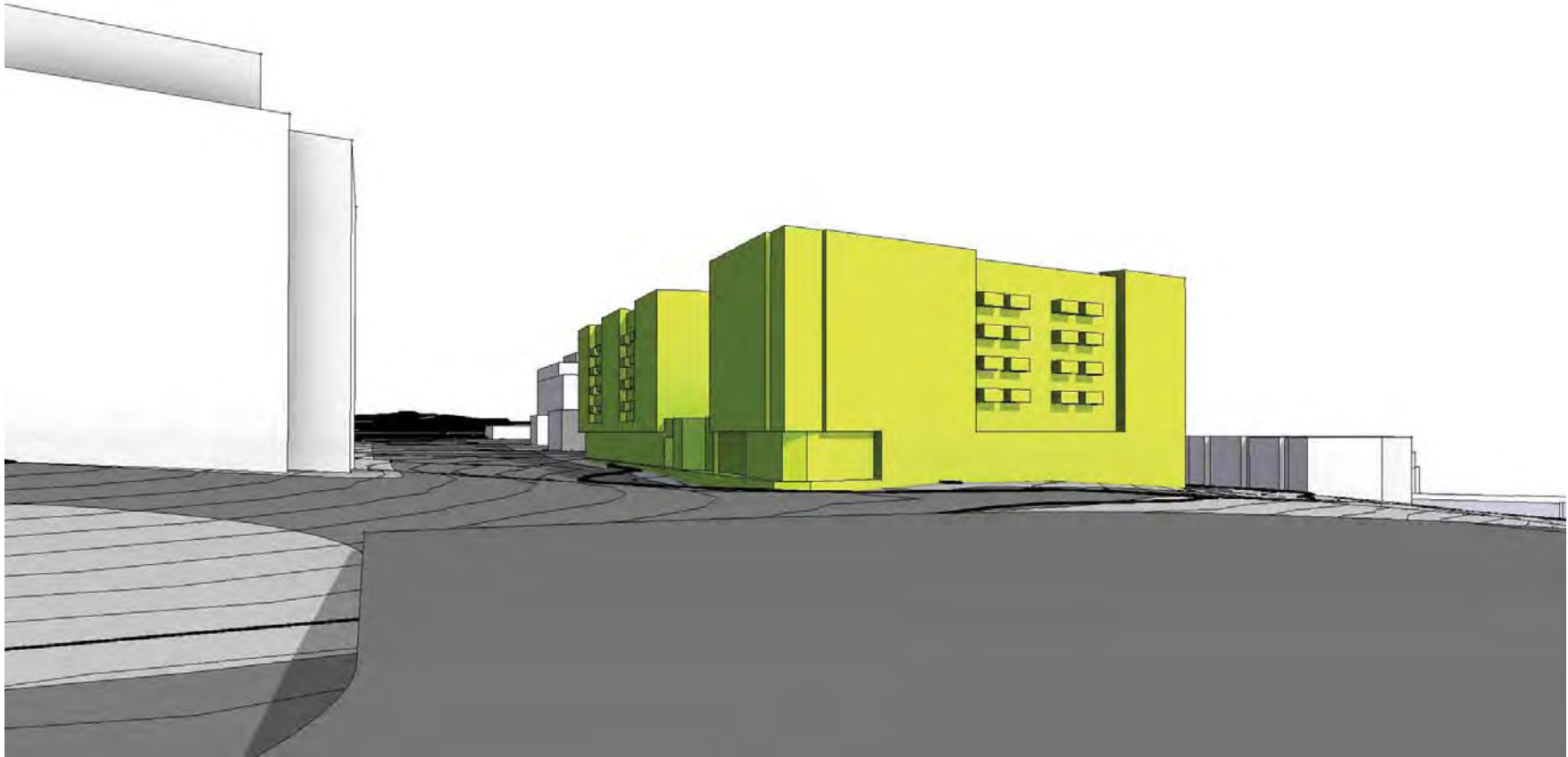


BIRD'S EYE VIEW FROM WEST

MASSING OPTIONS | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION



VIEW OF SOUTH-WEST CORNER FROM 405



VIEW OF NORTH-WEST CORNER FROM OVERPASS

MASSING OPTIONS | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION



VIEW OF NORTH FACADE FROM NE 128TH ST

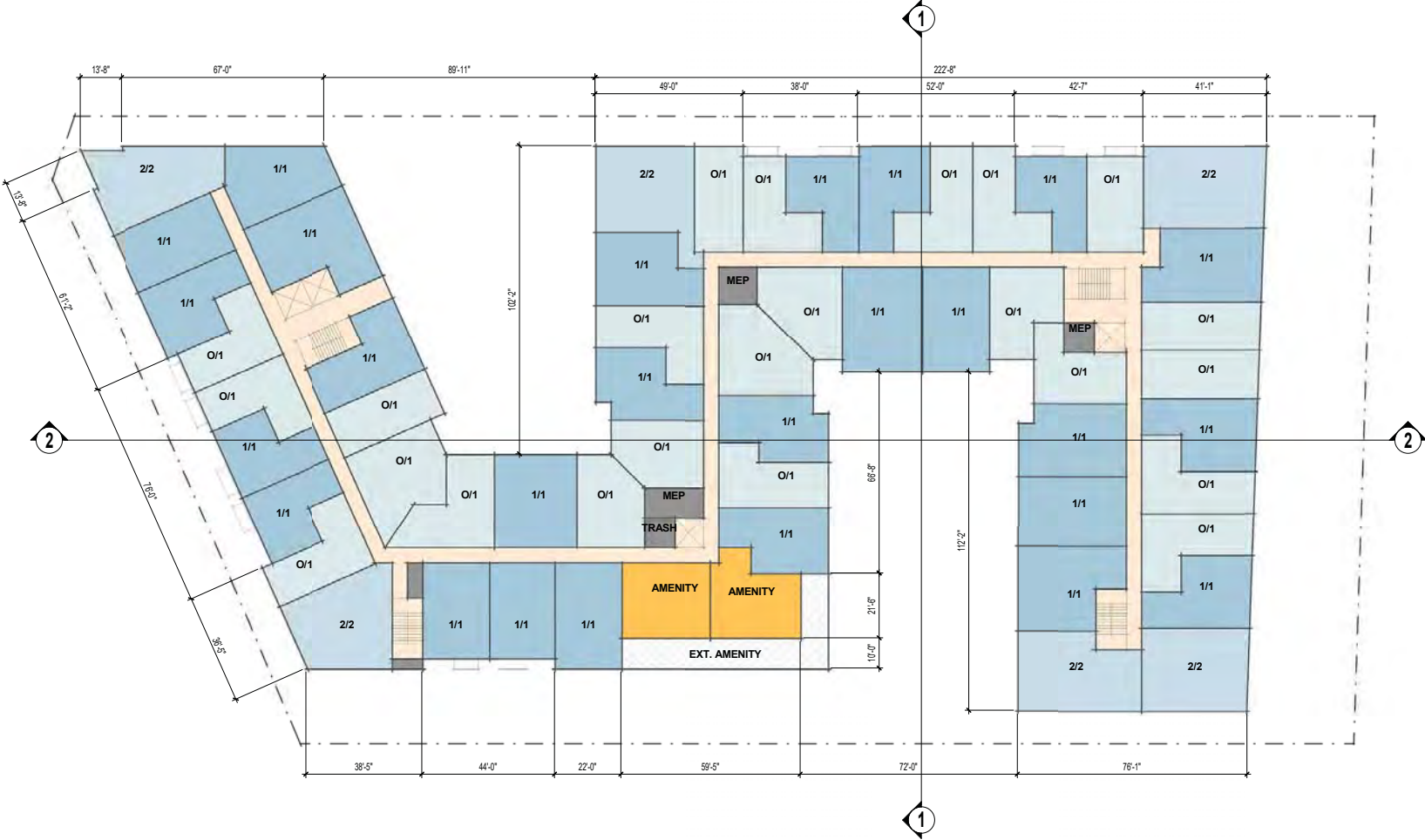
GROUND FLOOR | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION



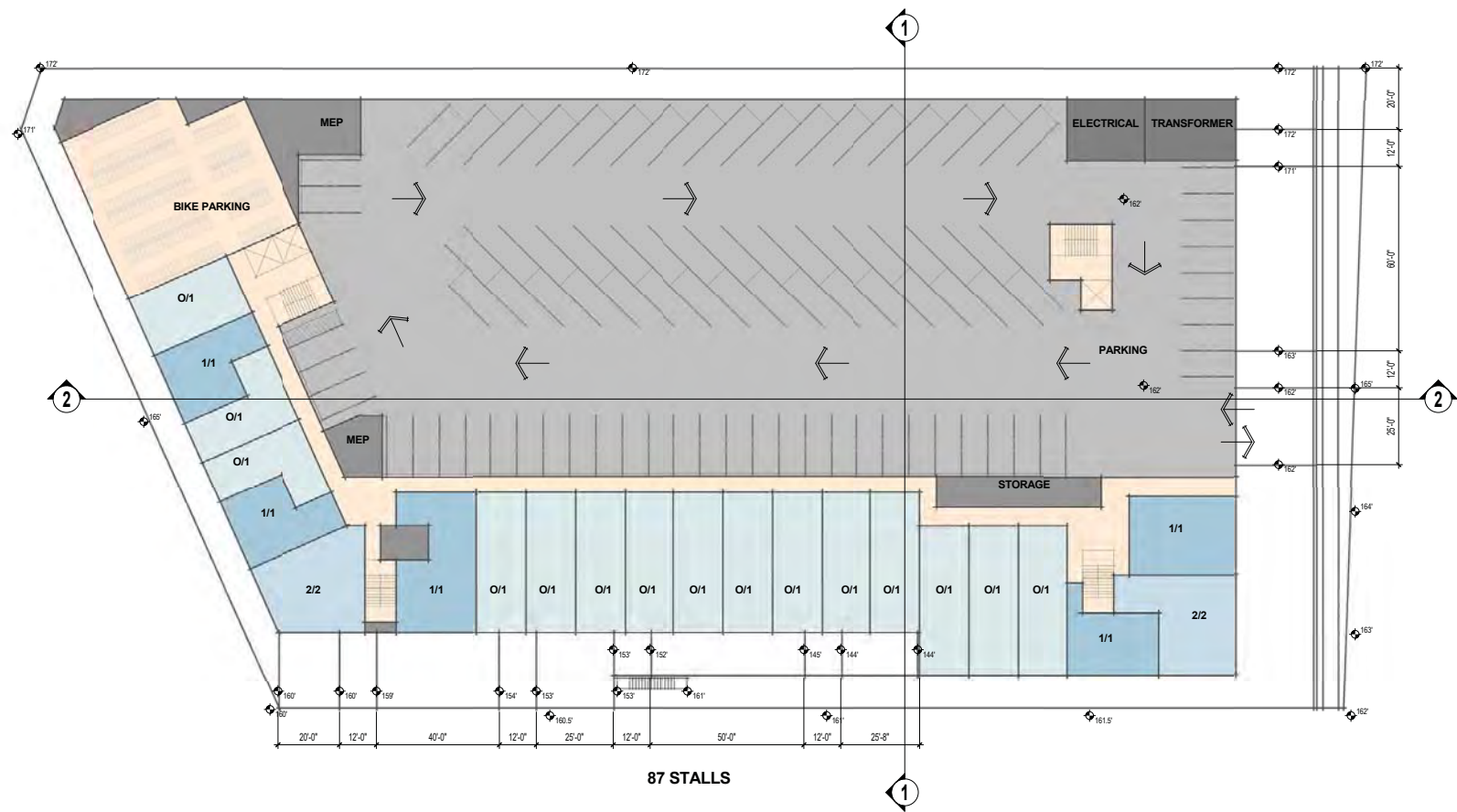
RESIDENTIAL FLOOR | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION



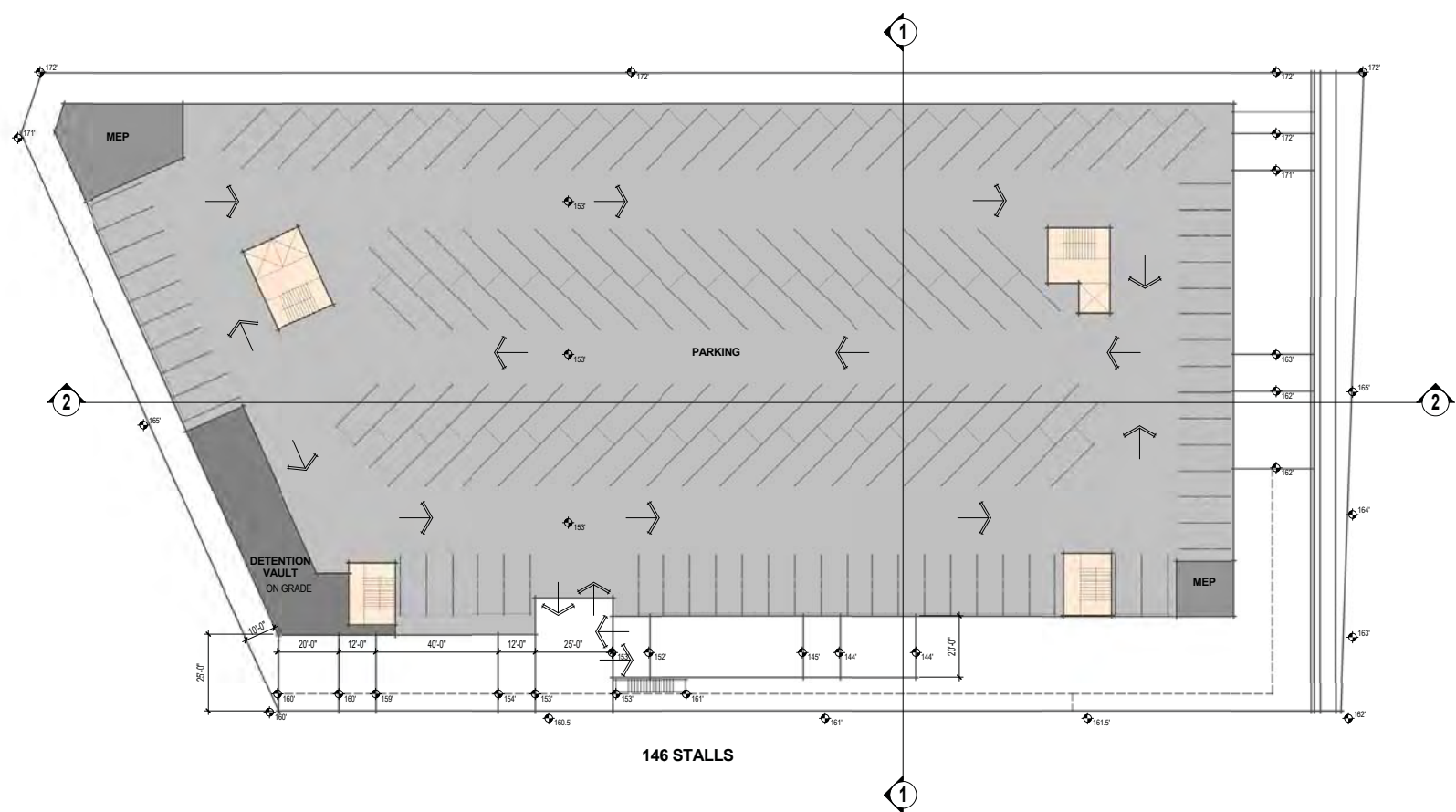
RESIDENTIAL FLOOR | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION



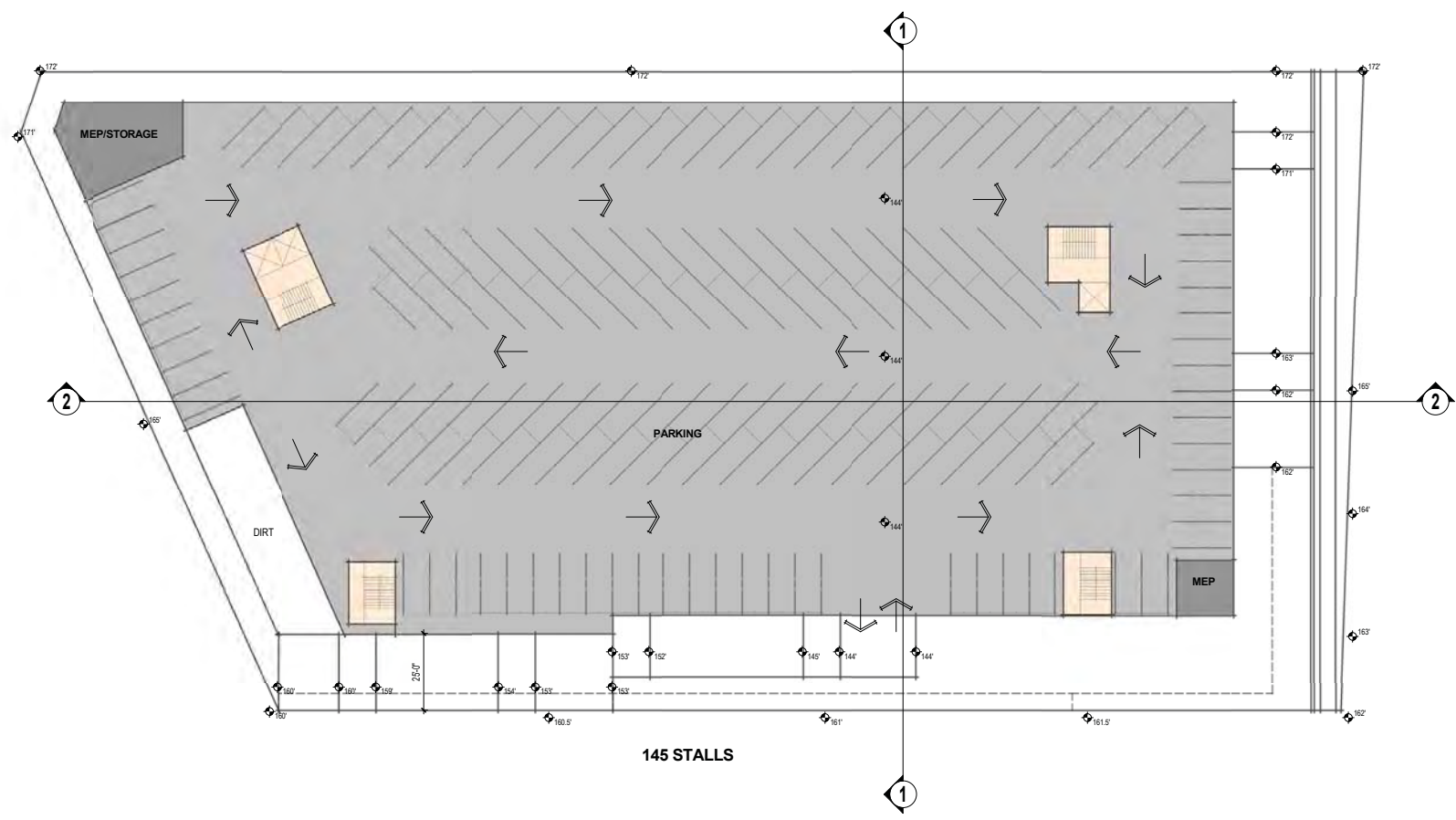
PARKING GARAGE | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION



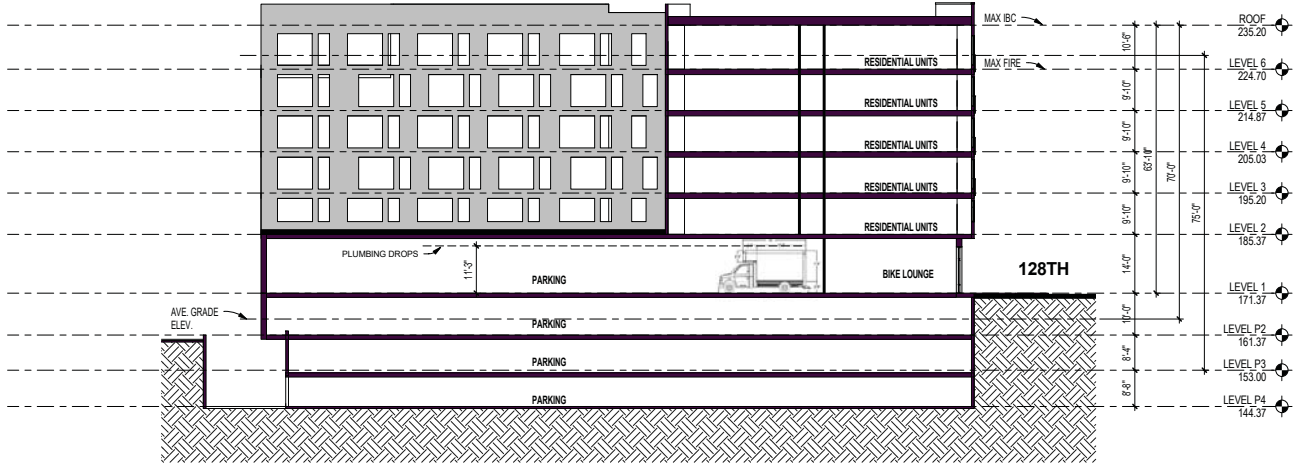
PARKING GARAGE | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION



PARKING GARAGE | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION

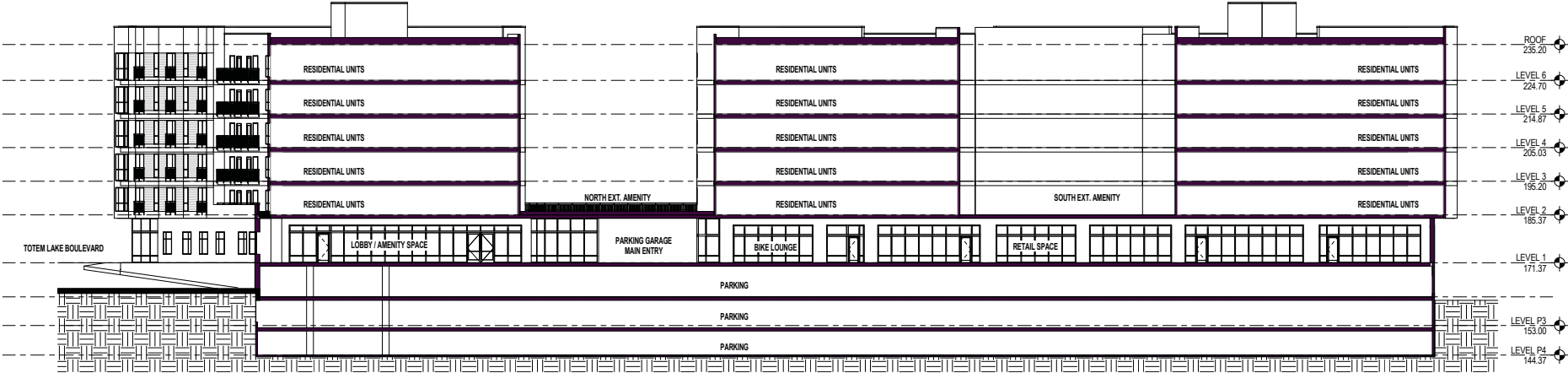


BUILDING SECTION 1 | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION



1 SECTION - NORTH TO SOUTH
1/16" = 1'-0"

BUILDING SECTION 2 | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION



2 SECTION - EAST TO WEST
1/16" = 1'-0"

LANDSCAPE DESIGN CONCEPT | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION



LANDSCAPE DESIGN CONCEPT | MASSING OPTION E - "MODEL-S" - PREFERRED OPTION



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4 - KEY DESIGN GUIDELINES

KIRKLAND DESIGN GUIDELINES:

- Buildings on corner lots may be required to incorporate an architectural or pedestrian-oriented feature at the corner. Many options are possible including plazas, artwork, turrets, curved corners, etc.
- "Architectural scale" requirements direct large buildings to fit more comfortably with neighboring development. This example employs building setbacks, decks, curved surfaces, and recessed entries to reduce appearance of building mass.
- Ground story facades of buildings on pedestrian-oriented streets or adjacent to parks may be required to feature display windows, artwork, or pedestrian-oriented space.
- Awnings or canopies should be required on facades facing pedestrian-oriented sidewalks. A variety of styles and colors should be encouraged on pedestrian-oriented streets, and a more continuous, uniform style encouraged for large developments on entry arterial streets.
- All buildings on pedestrian-oriented streets should be encouraged to have upper-story activities overlooking the street, as well as balconies and roof decks with direct access from living spaces.

RESPONSES:

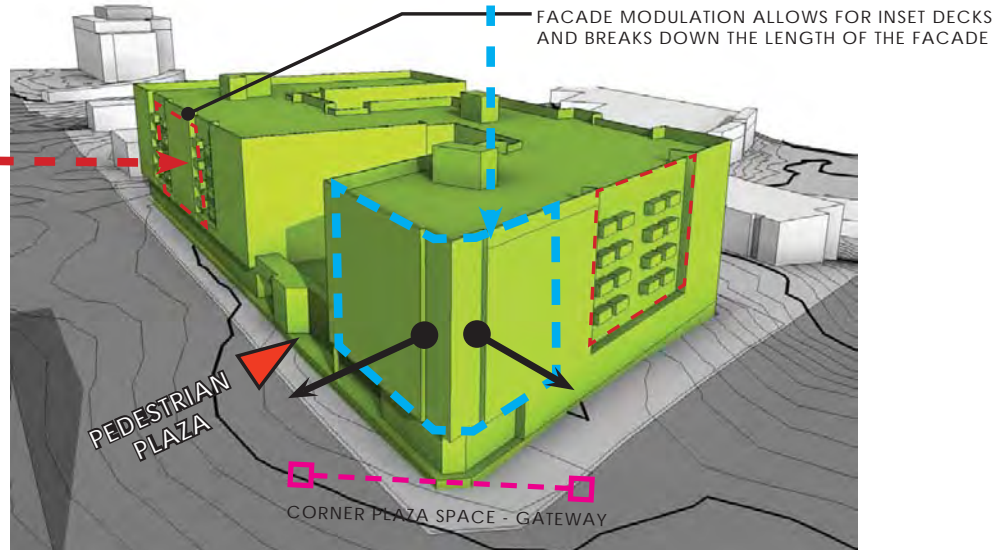
The building massing responds to the intersection of Totem Lake Blvd to the East and NE 128th St to the North by way of a chamfered facade at the corner of the lot to increase traffic visibility and to augment the pedestrian interaction with the site on the ground floor. The building above, overhangs in form to intentionally differentiate from the ground plane and allow for an expressive architectural movement. Subtle modulation of the building facade, particularly along NE 128th St, further breaks down the building massing while also creating the opportunity for occupants of the building above to have main street facing decks accessed directly from living space. The ground floor program - consisting of retail, building amenities, and the main lobby, will create a vibrant street presence by means of architectural canopies and a large ground level plaza.



INSET DECKS & ARCHITECTURAL EXPRESSION AT BUILDING CORNER



STREET-LEVEL RHYTHM W/ CANOPIES & GLAZING



BUILDING FORM RESPONSE TO CORNER LOT





KEY DESIGN GUIDELINES | RESPONSES

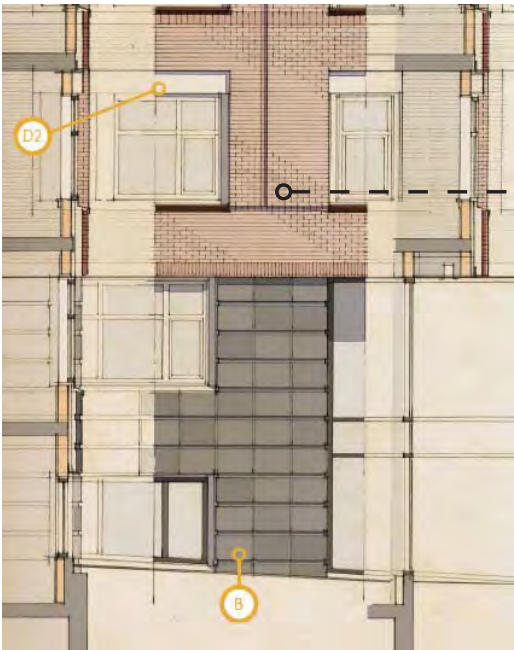
PURPOSE OF THE DESIGN GUIDELINES FOR TOTEM CENTER:

Mixed-Use Area (TL 1)

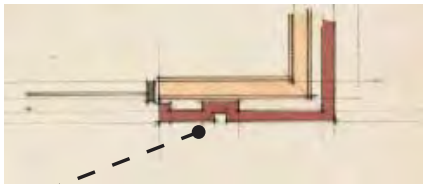
- Break up the mass of larger buildings through techniques such as towers over podiums, to create a varied building footprint and the perception of a smaller overall building mass.
- Ensure appropriate transitions from lower density uses north of Totem Center through providing residentially scaled façades and centered building masses in development along NE 132nd Street.
- Pedestrian weather protection.
- “Pedestrian-friendly” building fronts.

RESPONSES:

The proposed building mass breaks down through rhythmic shifts in the building facades to create visual interest, decks overlooking the street, and an overall perception of smaller building mass. A vertical slice taken from the building specifically along the highly exposed Southern Facade from major arteries such as I-405 & Totem Lake Blvd, allows natural light to penetrate the common courtyard but also serves to vary the building roof line as the building is perceived from vehicular and pedestrian thoroughfares. The use of brick and block on the ground floor brings the building down to a human scale as do projected building canopies and an interactive landscape design along pedestrian heavy corridors.



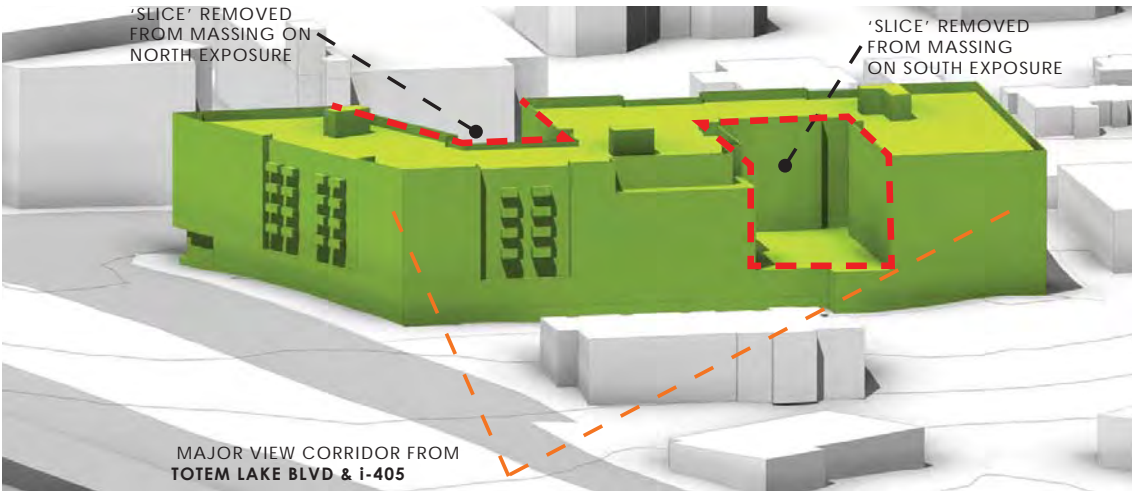
EXAMPLE - BRICK DETAILING



BRICK REVEAL DETAIL TO BREAK DOWN FACADE AND ADD SENSE OF HUMAN SCALE



BUILDING ENTRY FACING STREET - WEATHER PROTECTION



BROKEN DOWN MASSING ALONG TOTEM LAKE BLVD/ I-405

KEY DESIGN GUIDELINES | RESPONSES

SPECIAL DESIGN CONSIDERATIONS FOR TOTEM CENTER:

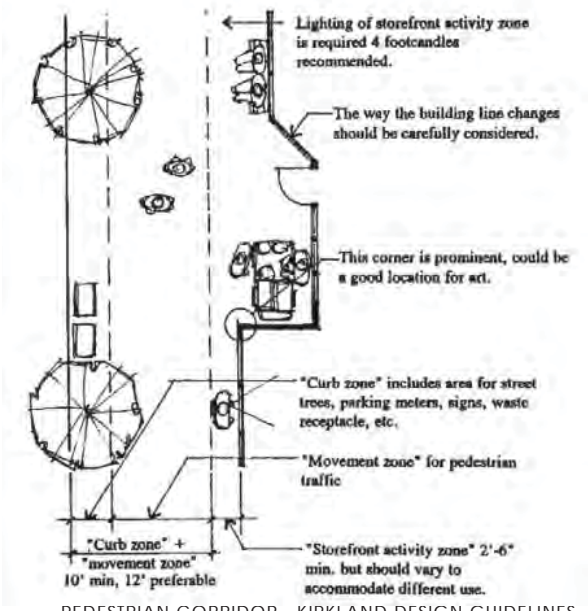
- Totem Lake Boulevard: South of NE 128th Street, trees should be planted that balance the goals of creating a “greenway” along the boulevard, providing a safe and inviting pedestrian experience and enabling visibility of the site’s businesses to the freeway traveler. Smaller trees planted at frequent intervals anchored by larger, “boulevard” trees at primary site entrances would achieve these objectives. As an alternative or additional component, groupings of trees planted behind a meandering sidewalk may also be effective. North of NE 128th Street to NE 132nd Street, plantings should be unified with those used along Totem Lake Boulevard to the south.
- The Transit Center on the hospital campus should be a “landmark” feature for both the Totem Center district and the hospital campus, providing a focal point for residents, employees and visitors. A combination of signs and symbols linking the transit center to the pedestrian connection along NE 128th Street, the flyer stop and the Park and Ride should be provided.
- A prominent entry to the district exists at the intersection of NE 128th Street and Totem Lake Boulevard, where vehicles and pedestrians arrive from the crossing over I-405. Entry features provided in this area should contribute to the identity associated with the Totem Center district.

RESPONSES:

The proposed building massing is set back 10' from the property line on both Totem Lake Blvd & NE 128th St in an effort to create a pedestrian interactive greenway with trees and landscaping tactfully placed to enhance the streetscape but still allow visibility into more publically programmed spaces. “In and Out” movements through the pedestrian ‘greenway’ are an attempt to create pockets where artwork or sculptures are to be displayed. The ‘greenway’, varied canopies and signage, and highly gestural corner massing at the intersection of Totem Lake Blvd and NE 128th St are planned pedestrian oriented responses which will help ‘brand’ this distinctive area. The landscape language will be reflective of the building form and ‘turn’ the corner between Totem Lake Blvd and NE 128th St while programmed activities at the street edge respond to the stepping planes in the building facade with activated, residential decks above looking down at street activity.



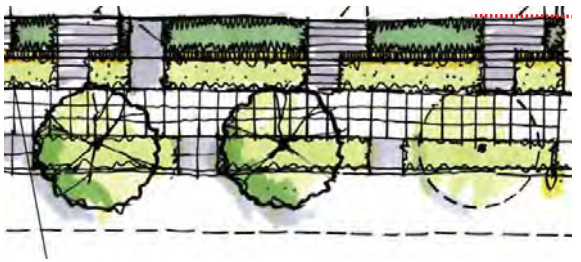
EXAMPLE - ARCHITECTURAL AND APPROPRIATELY SCALED SIGNAGE



PEDESTRIAN CORRIDOR - KIRKLAND DESIGN GUIDELINES



STREETSCAPE ACTIVITY WITHIN LANDSCAPE ‘BUFFER’



LANDSCAPING ON EITHER SIDE OF SIDEWALK

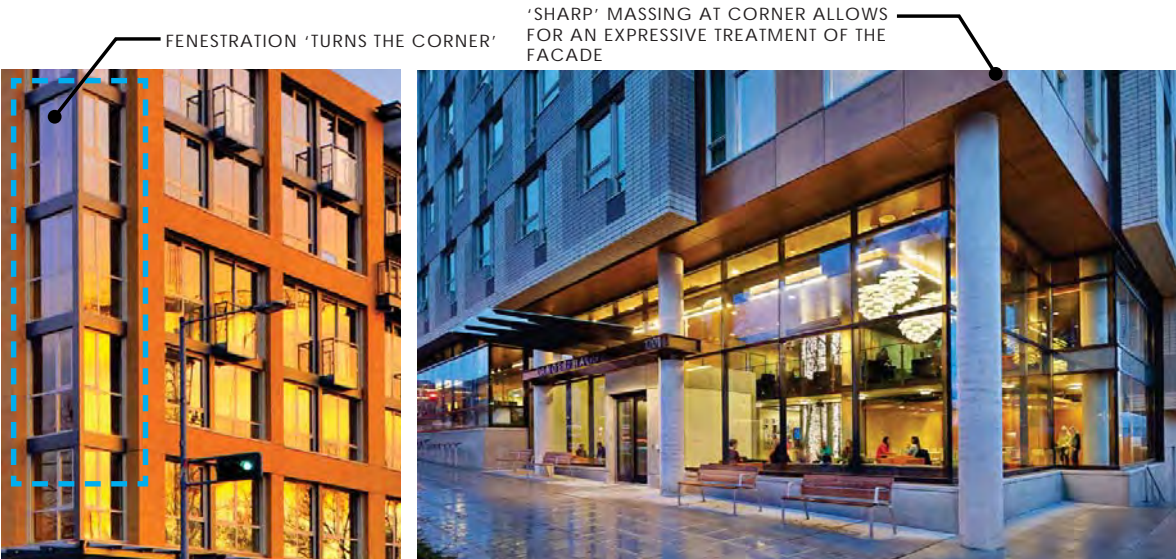
KEY DESIGN GUIDELINES | RESPONSES

SPECIAL DESIGN CONSIDERATIONS FOR TOTEM CENTER CONTINUED:

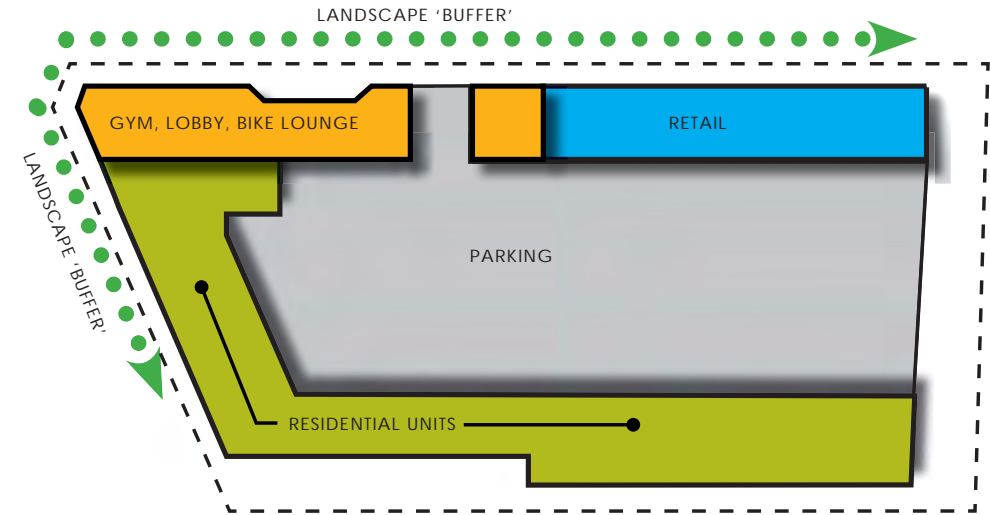
- The location of parking structures along pedestrian-oriented streets or pedestrian pathways should be discouraged. Where parking structures cannot be located underground and must be provided on the ground floor, an intervening use is desirable to retain the visual interest along the street.
- Special Consideration for Totem Center Balconies provide private open space, and help to minimize the vertical mass of structures. Residential building facades visible from streets and public spaces should provide balconies of a sufficient depth to appear integrated with the building and not “tacked on”.
- Special Considerations for Totem Center For new buildings to fit in to the existing setting, a balance between higher and lower structures should be maintained.
- Street corners provide special opportunities for visual punctuation and an enhanced pedestrian environment. Buildings on corner sites should incorporate architectural design elements that create visual interest for the pedestrian and provide a sense of human proportion and scale.

RESPONSES:

A rhythm of dwelling units and more publicly oriented spaces within the building facing the street will work to respect the human scale as is perceived from the exterior while simultaneously shielding the parking from the pedestrian oriented streets. Vertical steps in the building facade allow for decks to soften the presence of the massing while the indented decks provide sufficient depth for building occupants to have access to ample ‘open space’ and don’t appear tacked on to the facade. The massing along the street corners of Totem Lake Blvd and NE 128th St deliberately come to a sharp corner on the upper floors of the building as to make for a strong architectural form and facade treatment, while the ground floor is chamfered to promote pedestrian circulation and enhance traffic visibility.



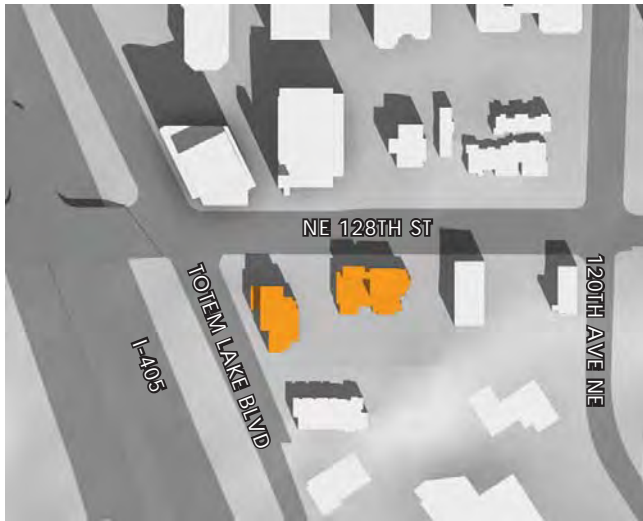
EXAMPLE PROJECT - STRONG ‘FORM’ AT THE BUILDING CORNER AND FACADE TREATMENTS FOR ARCHITECTURAL INTEREST



INTERNALIZED PARKING SHIELDED BY OTHER PROGRAMS

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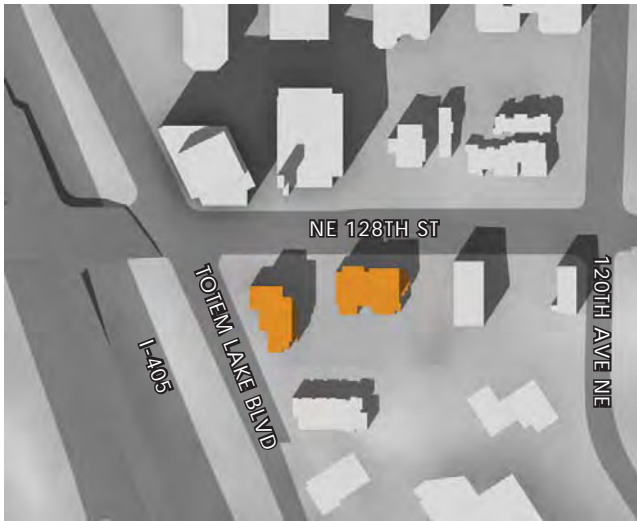
EXISTING SUN STUDY - WINTER SOLSTICE



WINTER SOLSTICE
DECEMBER 21ST
10 AM



WINTER SOLSTICE
DECEMBER 21ST
12 PM



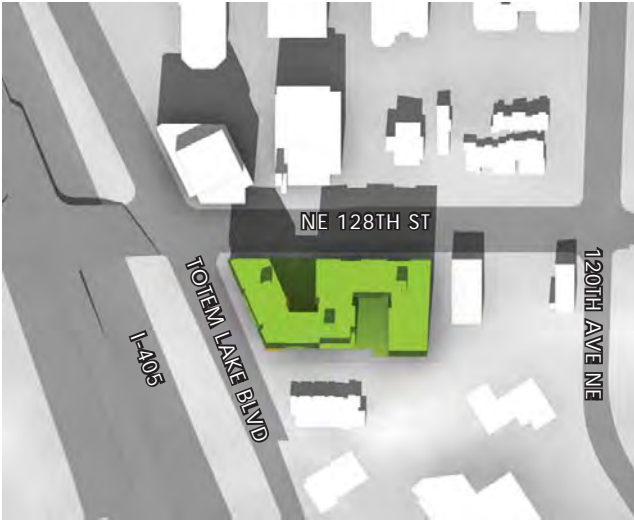
WINTER SOLSTICE
DECEMBER 21ST
2 PM



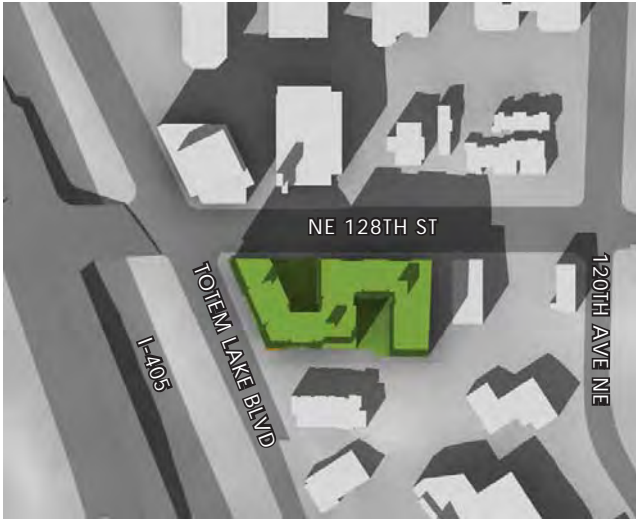
PROPOSED SUN STUDY - WINTER SOLSTICE



WINTER SOLSTICE
DECEMBER 21ST
10 AM



WINTER SOLSTICE
DECEMBER 21ST
12 PM



WINTER SOLSTICE
DECEMBER 21ST
2 PM



EXISTING SUN STUDY - SPRING EQUINOX



SPRING EQUINOX
MARCH 20TH
10 AM



SPRING EQUINOX
MARCH 20TH
12 PM



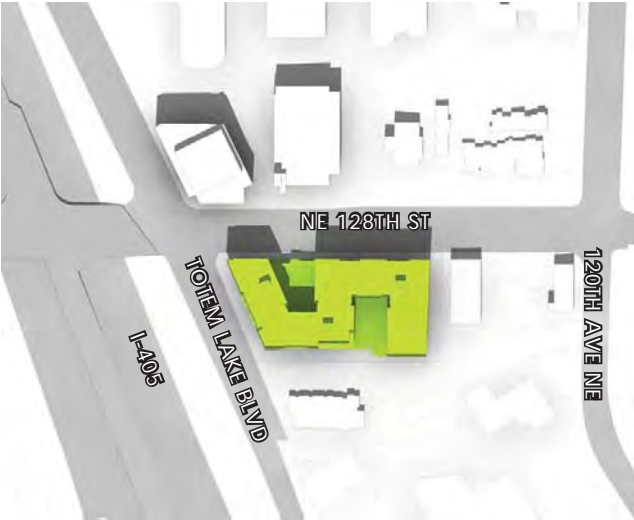
SPRING EQUINOX
MARCH 20TH
2 PM



PROPOSED SUN STUDY - SPRING EQUINOX



SPRING EQUINOX
MARCH 20TH
10 AM



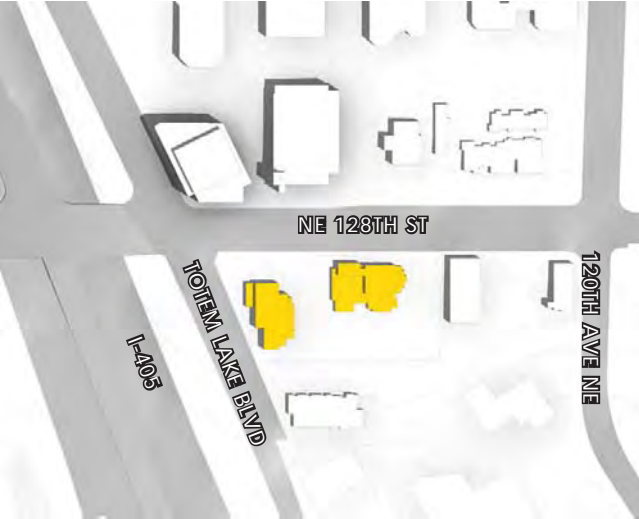
SPRING EQUINOX
MARCH 20TH
12 PM



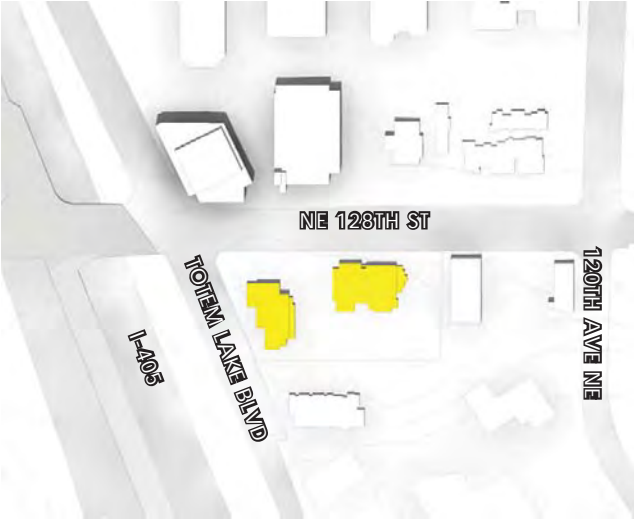
SPRING EQUINOX
MARCH 20TH
2 PM



EXISTING SUN STUDY - SUMMER SOLSTICE



SUMMER SOLSTICE
JUNE 21ST
10 AM



SUMMER SOLSTICE
JUNE 21ST
12 PM



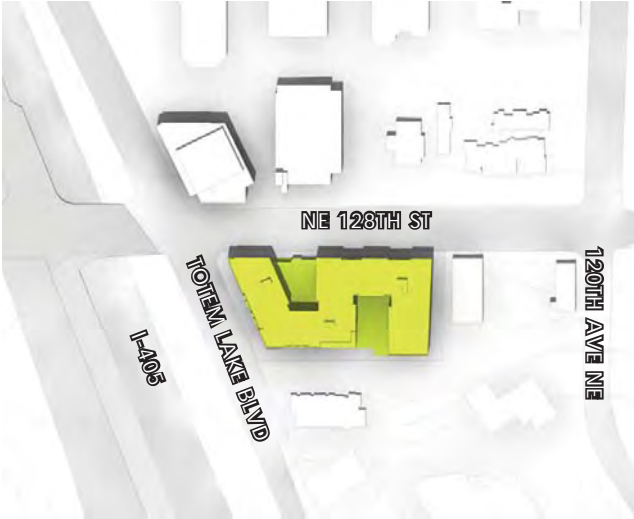
SUMMER SOLSTICE
JUNE 21ST
2 PM



PROPOSED SUN STUDY - SUMMER SOLSTICE



SUMMER SOLSTICE
JUNE 21ST
10 AM



SUMMER SOLSTICE
JUNE 21ST
12 PM



SUMMER SOLSTICE
JUNE 21ST
2 PM



Chapter 55 – TOTEM LAKE (TL) ZONES Amended Ord. 4522

55.05 User Guide – TL 1A zone.

The charts in KZC [55.09](#) contain the basic zoning regulations that apply in the TL 1A zone of the city. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 55.07



Zone
TL 1A

Section 55.07 – GENERAL REGULATIONS

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.
2. All ground floor uses shall be a minimum of 13 feet in height. This regulation does not apply to parking garages or property with no frontage on NE 128th Street.
3. In addition to the height exceptions established by KZC [115.60](#), the following exceptions to height regulations in TL zones are established:
 - a. Decorative parapets may exceed the height limit by a maximum of four feet; provided, that the average height of the parapet around the perimeter of the structure shall not exceed two feet.
 - b. For structures with a peaked roof, the peak may extend eight feet above the height limit if the slope of the roof is equal to or greater than four feet vertical to 12 feet horizontal.
4. The minimum required front yard is 10 feet, unless otherwise prescribed in the use zone chart. Ground floor canopies and similar entry features may encroach into the front yard, provided the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking, other than underground parking, may encroach into the required 10-foot front yard.
5. The ability to accommodate new development in the TL 1A zone is dependent upon the construction of two new streets: 118th Avenue NE, between NE 128th Street and NE 130th Place, and NE 130th Place, between 120th Avenue NE and Totem Lake Boulevard NE, as shown on Plate [34A](#). Consistent with and to the extent authorized by applicable statutes and court decisions, new development on properties across which these streets in whole or in part extend shall contribute to the creation of the streets as follows:
 - a. With all new development, the portions of these streets crossing the subject property shall be dedicated as public right-of-way consistent with Plate [34A](#); and
 - b. With all new development exceeding 30 feet in height, the streets shall be improved consistent with Plate [34A](#).

Minor deviations in the location and width of the streets may be approved by the Public Works Director if the deviations will not negatively affect the functioning of the streets.
6. Properties located between TL 2 and NE 128th Street may be required to provide a pedestrian connection between TL 2 and NE 128th Street.
7. Land located at the southeast corner of this zone (Parcel 632840-0025) is subject to the following:
 - a. Vehicular access for development over 30 feet in height must be provided from the north or west.
 - b. Maximum building height may not exceed 65 feet above average building elevation.

[Link to Section 55.09 table](#)

The Kirkland Zoning Code is current through Ordinance 4814, passed April 19, 2018.



Disclaimer: The City Clerk's Office has the official version of the Kirkland Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.kirklandwa.gov/> (<http://www.kirklandwa.gov/>)

City Telephone: (425) 587-3190

Code Publishing Company (<http://www.codepublishing.com/>)

eLibrary (<http://www.codepublishing.com/elibrary.html>)

Section 55.09	USE  REGULATIONS 	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	Lot Size	MINIMUMS REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				Front	Side	Rear						
.010	Office Use	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Spec. Reg. 2.	B	D	See Chapter 105 KZC	1. The minimum floor area ratio (F.A.R.) for development on the subject property is 1.0, or 100 percent of lot size. 2. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may be increased up to 160 feet above average building elevation; provided, that: 1) Development on the subject property complies with 4(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09

Zone
TL 1A

USE ZONE CHART

Section 55.09	USE ↓ ↑ REGULATIONS	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Office Use (continued)									REGULATIONS CONTINUED FROM PREVIOUS PAGE 4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are subordinate to and are dependent upon this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing must be no different from other office uses. 5. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so noise from this use is not audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development permit application. d. A veterinary office is not permitted if the subject property contains dwelling units.		
.020	Restaurant or Tavern	D.R., Chapter 142 KZC	Same as primary use. See Spec. Reg. 1.						1 per each 100 sq. ft. of gross floor area.	1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use.		

Section 55.09

Zone
TL 1A

USE ZONE CHART

Section 55.09	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
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			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.030	Any Retail Establishment, other than those specifically listed in this zone, selling goods and providing services including banking and other financial services	D.R., Chapter 142 KZC	Same as primary use. See Spec. Reg. 1.							1 per each 300 sq. ft. of gross floor area.	<div>1. This use is only permitted as an accessory use to another permitted use within this zone. It may not be located in a separate structure from the primary use.</div> <div>2. The location of drive-through facilities may not compromise pedestrian movement.</div> <div>3. The following uses and activities are prohibited:<div><div>a. The sale, service, and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors;</div><div>b. Retail establishments providing storage services unless accessory to another permitted use;</div><div>c. Storage and operation of heavy equipment except normal delivery vehicles associated with retail uses;</div><div>d. Outdoor storage of bulk commodities, except in the following circumstances:<div><div>1) If the square footage of the storage area is less than 10 percent of the retail structure,</div><div>2) If the commodities represent growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots, or containers.</div></div></div></div></div>	



Section 55.09

Zone
TL 1A

USE ZONE CHART

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			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	Attached or Stacked Dwelling Units or Residential Suites	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 4.	30' to 160' above average building elevation. See Spec. Reg. 3.	C	A	1.2 per studio unit. 1.3 per 1 bedroom unit. 1.6 per 2 bedroom unit. 1.8 per 3 or more bedroom unit. See KZC 105.20 for visitor parking requirements.	<div>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</div> <div>2. Residential development must provide a minimum density of 50 dwelling units per gross acre.</div> <div>3. Building height may be increased as follows:<div>a. Building height may exceed 30 feet above average building elevation, if:<div>1) One of the following public improvements is provided:<div>a) Dedication and improvement of new streets pursuant to General Regulation 5; or</div><div>b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and</div></div></div><div>2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.</div><div>b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations:<div>1) Development on the subject property complies with 5(a) above.</div><div>2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).</div><div>3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor.</div><div>4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.</div></div></div> <div>REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE</div>

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 55.09	USE  REGULATIONS 	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
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			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.040	Attached or Stacked Dwelling Units or Residential Suites (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 4. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space. 5. Residential suites development shall be designed, built and certified to achieve or exceed one or more of the following green building standards: Built Green 5 Star certified, LEED Gold certified, or Living Building Challenge certified. 6. Developments containing residential suites use shall provide common living area available to all residential suite residents. Common living area shall consist of areas such as shared kitchens, dining areas, and community rooms. Areas such as bathrooms, laundries, utility rooms, storage, stairwells, mailrooms, and hallways shall not be counted as common living area. The minimum amount of common living area for each project shall be 250 square feet plus an additional 20 square feet per living unit.
.050	Church	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' average building elevation. See Spec. Reg. 3.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. 2.	1. May include accessory living facilities for staff persons. 2. No parking is required for day-care or school ancillary to this use. 3. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.060	School, Day-Care Center or Mini School or Mini-Day-Care	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Spec. Reg. 4.	D	B	See KZC 105.25. See Spec. Reg. 3.	1. A six-foot-high fence is required along property lines adjacent to outside play areas. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 4. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.

Section 55.09

Zone
TL 1A

USE ZONE CHART

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			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Assisted Living Facility	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 3.	30' to 160' above average building elevation. See Spec. Reg. 2.	B	A	See KZC 105.25.	<div>1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</div> <div>2. Building height may be increased as follows:<div>a. Building height may exceed 30 feet above average building elevation, if:<div>1) One of the following public improvements is provided:<div>a) Dedication and improvement of new streets pursuant to General Regulation 5; or</div><div>b) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains; and</div></div></div><div>2) Provides for at least 10 percent of the units in new residential developments of four units or greater as affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.</div></div> <div>b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations:<div>1) Development on the subject property complies with 4(a) above.</div><div>2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC).</div><div>3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor.</div><div>4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties.</div></div>
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE												

Section 55.09	<div>USE</div> <div>↓</div> <div>REGULATIONS</div> <div>→</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
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			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.070	Assisted Living Facility (continued)									REGULATIONS CONTINUED FROM PREVIOUS PAGE 3. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property; and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.		

Section 55.09

Zone
TL 1A

USE ZONE CHART

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			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.080	Convalescent Center or Nursing Home	D.R., Chapter 142 KZC	None	10'	0'	0'	85% See Spec. Reg. 2.	30' to 160' above average building elevation. See Spec. Reg. 1.	C	B	1 for each bed.	1. Building height may be increased as follows: a. Building height may exceed 30 feet above average building elevation, if one of the following public improvements is provided: 1) Dedication and improvement of new streets pursuant to General Regulation 5; or 2) Where General Regulation 5 does not apply, the development of pedestrian-oriented elements that exceed the requirements of KZC 92.15 and Chapter 105 KZC. Examples include pedestrian walkways through the subject property, public plazas, public art and fountains. b. Building height may exceed 80 feet and be increased up to 160 feet above average building elevation, with the height increases to be based on the following considerations: 1) Development of the subject property complies with 3(a) above. 2) Design of buildings meets guidelines for towers set forth in Design Guidelines (Chapter 142 KZC, and Chapter 3.30 KMC). 3) Floor plates may not exceed 10,000 square feet per floor, for the portion of the building above 80 feet in height, except on those parcels where road dedication is required pursuant to General Regulation 5. On these parcels, floor plates may not exceed 20,000 square feet on floors between 80 feet and 120 feet in height. Beyond 120 feet in height, floor plates may not exceed 10,000 square feet per floor. 4) Portions of structures exceeding 80 feet in height must be separated by at least 60 feet, both on the subject property and from taller building elements on adjacent properties. 2. Increases in lot coverage may be considered if: a. Land dedication on the subject property provided pursuant to General Regulation 5 limits area available for development on the property, and/or b. Other techniques used to provide open space result in superior landscaping, such as the use of gardens on lower portions of structures or on rooftops, the provision of visual and pedestrian access to public garden areas, or other approaches that provide for useable green space.

Section 55.09

Zone
TL 1A

USE ZONE CHART

Section 55.09	<div>USE</div> <div>REGULATIONS</div>	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARD (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.090	Public Utility	D.R., Chapter 142 KZC	None	10'	0'	0'	80%	40' above average building elevation. See Spec. Reg. 1.	A	B	See KZC 105.25.	1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies.
.100	Government Facility or Community Facility								C See Spec. Reg. 2.			1. When included as an accessory use within the structure of a primary use with a taller height limit, the height limit for the primary use applies. 2. Landscape category A or B may be required depending on the type of use on the subject property and the impacts associated with this use.
.110	Public Park	Development standards will be determined on a case-by-case basis. See KZC 45.50 for required review process.										

Design Guidelines for Pedestrian Oriented Business Districts

In addition to the standard guidelines contained in the Design Guidelines for Pedestrian-Oriented Business Districts, the following list summarizes some of the key guidelines or regulations which apply specifically to the project or project area.

Special Considerations for Totem Center (TL1)

- Public spaces, such as landscaped and/or furnished plazas and courtyards should be incorporated into the development, and be visible and accessible from either a public sidewalk or pedestrian connection.
- Open spaces are especially important in TL 1, where the built environment may be dense. Well-designed open spaces in front of and between buildings, visually linked with the open spaces of adjacent developments, will help to provide relief for the pedestrian.
- Within TL 1, buildings should be set back at least ten feet from the sidewalk. Landscaping and entry features should be located within this setback yard, allowing the sidewalk to be somewhat narrower than on a pedestrian oriented street.
- Street trees within this area should be selected to achieve the varying objectives of the district. Some preliminary ideas for a street tree planting plan are: Totem Lake Boulevard: South of NE 128th Street, trees should be planted that balance the goals of creating a **"greenway" along the boulevard**, providing a safe and inviting pedestrian experience and enabling visibility **of the site's businesses** to the freeway traveler. Smaller trees planted at frequent intervals anchored by larger, **"boulevard" trees at primary site entrances** would achieve these objectives. As an alternative or additional component, groupings of trees planted behind a meandering sidewalk may also be effective.
- A prominent entry to the district exists at the intersection of NE 128th Street and Totem Lake Boulevard, where vehicles and pedestrians arrive from the crossing over I-405. Entry features provided in this area should contribute to the identity associated with the Totem Center district.
- Throughout Totem Center, parking areas located between the street and the building should be discouraged. This is particularly critical in TL 2, where buildings should front on 120th Avenue NE to foster the desired pedestrian-oriented environment.
- Screening and landscaping should be required where parking is adjacent to sidewalks in order to improve visual qualities and reduce clutter.
- The development densities planned for Totem Center may result in the need for large parking structures to support them. Careful design of the structures will be important to retain a visually attractive environment.
- The location of parking structures along pedestrian-oriented streets or pedestrian pathways should be discouraged. Where parking structures cannot be located underground and must be provided on the ground floor, an intervening use is desirable to retain the visual interest along the street. If parking areas are located in a separate structure from the primary use, the structure must be set back from the street, and screened with substantial landscaping.
- Balconies provide private open space, and help to minimize the vertical mass of structures. Residential building facades visible from streets and public spaces should provide balconies of a sufficient depth to appear integrated with the building and not **"tacked on"**.

- **An important goal in the Totem Lake Neighborhood Plan is to establish a “greenway”** extending in an east/west direction across the neighborhood. Portions of the greenway follow Totem Lake Boulevard, along the western boundary of TL 2. Properties abutting the designated greenbelt should be landscaped with materials that complement the natural areas of the greenway where possible.
- Within TL 1, special landscaping elements such as gateways, arches, fountains and sculptures should be incorporated, in order to create a lively streetscape and provide visual interest along the street edge. Where possible, existing mature landscaping should be retained and incorporated into new development to soften the impact of increased site coverage and preserve the green character of the area.